



2 EMERY ROW

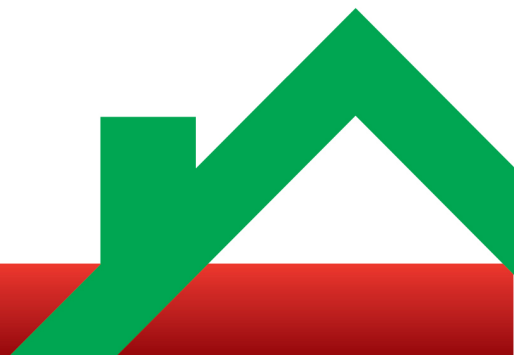
£295,000 Freehold

KILSBY
RUGBY
NORTHAMPTONSHIRE
CV23 8YY



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern two bedroom mid terraced property located in the sought after village of Kilsby. The property is of standard brick built construction with a tiled roof and benefits from mains services being connected (with the exception of gas).

Kilsby village offers the charm of rural living with excellent connectivity. Just a short drive from Rugby and Daventry, it benefits from easy commuter access to the M1, M6, A5, and A14 road and motorway networks. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The village itself offers a range of amenities to include a well regarded primary school, two traditional public houses/restaurants and a village shop.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and there is a useful under stairs storage cupboard and doors off to the lounge which has French doors giving direct access to the rear garden, The modern kitchen/dining room has further French doors opening onto the rear garden and is fitted with an oven and hob with extractor over with a further range of integrated appliances to include a fridge, freezer, dishwasher and automatic washing machine. The ground floor cloakroom/w.c. is fitted with a low level w.c., wash hand basin with tiled splash back and has a chrome heated towel rail.

To the first floor, the landing has a useful cupboard housing the air source heat pump and doors off to the master bedroom with built in wardrobe space and a door through to the part tiled en-suite shower room that is fitted with a corner shower enclosure, wall hung wash hand basin and low level w.c. There is a further good sized bedroom which is serviced by the family bathroom, fitted with a three piece white suite to include a panelled bath with shower and screen over, wash hand basin and low level w.c.

The property benefits from air source heat pump heating to radiators and is Upvc double glazed throughout.

Externally, to the front is a fore garden enclosed by a low level brick wall and picket fencing with a pedestrian gate. The rear garden is of low maintenance and is enclosed by timber fencing to the boundaries. The garden is predominantly slabbed with decorative stoned areas and raised borders containing perennials and shrubs. At the far end, is a wooden pedestrian gate giving access to the tarmacadam driveway at the rear of the property where there is off road parking for two vehicles.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1100 pcm approx
What3Words: ///scooter.conjured.protrude

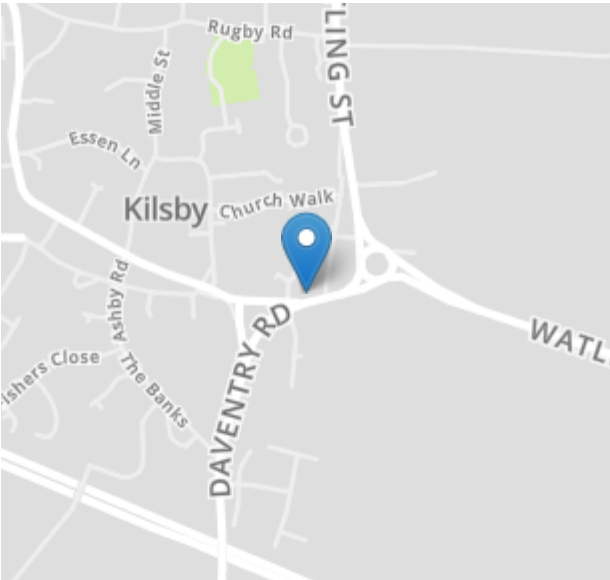
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Modern Two Bedroom Mid Terraced Property
- Sought After Village Location
- Lounge with French Doors to Rear Garden
- Fitted Kitchen with Oven, Hob and Integrated Appliances
- Ground Floor Cloakroom/W.C., En-Suite Shower Room to Master Bedroom and Family Bathroom with Three Piece White Suite
- Air Source Heat Pump Heating and Upvc Double Glazing
- Low Maintenance Rear Garden and Off Road Parking to Rear of Property
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

13' 9" x 6' 7" (4.19m x 2.01m)

Lounge

16' 11" x 11' 9" maximum (5.16m x 3.58m maximum)

Kitchen/Dining Room

17' 0" x 9' 1" (5.18m x 2.77m)

Ground Floor Cloakroom/W.C.

6' 7" x 2' 10" (2.01m x 0.86m)

First Floor

Landing

6' 7" x 6' 2" (2.01m x 1.88m)

Bedroom One

17' 0" x 11' 9" maximum into wardrobe (5.18m x 3.58m maximum into wardrobe)

En-Suite Shower Room

6' 8" x 6' 8" (2.03m x 2.03m)

Bedroom Two

12' 5" maximum x 10' 6" (3.78m maximum x 3.20m)

Family Bathroom

8' 11" x 6' 1" (2.72m x 1.85m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.