BROWN & COCKERILL
ESTATE AGENTS





2 Spring Street Mews

Spring Street
Rugby
Warwickshire
CV21 3HP

£105,000 Freehold



- A Modern Mews One Bedroom Bungalow
- Conveniently Locatd for Rugby Town Centre and Railway Station
- Open Plan Lounge/Kitchen with French Doors to Garden
- Fitted Kitchen with Oven and Hob
- Modern Shower Room with Three Piece White Suite
- Upvc Double Glazing and Electric Panel Heating
- Enclosed Low Maintenance Garden and Off Road Parking
- Early viewing is Highly Recommended to Avoid Disappointment, No Onward Chain

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern mews one bedroom bungalow which is conveniently located for Rugby town centre and railway station. The property is of standard brick built construction (TBC) with a flat roof and benefits from having mains services connected, with the exception of gas.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and public houses and there is excellent local schooling for all ages.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The ground floor accommodation comprises of an open plan lounge/kitchen accessed via French doors off the garden. The fitted kitchen area has a built in oven with hob and extractor over, space for an upright fridge/freezer and has plumbing for an automatic washing machine with a door giving access to the double bedroom. The modern shower room is accessed via the bedroom and is fitted with a double shower enclosure, pedestal wash hand basin and low level w.c.

The property benefits from Upvc double glazing throughout and has electric panel heating.

Externally, there is an enclosed and low maintenance rear garden laid to Astro and has a paved patio area. A timber pedestrian gate gives access to the secure off road parking area.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 26 m² (279 ft²).

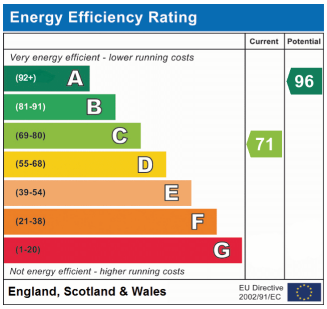
AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £850 pcm approx.
What3Words: ///luck.modes.prompting

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.

ENERGY PERFORMANCE CERTIFICATE



Ground Floor

OPEN PLAN LOUNGE/KITCHEN

017' 8" x 8' 10" (5.38m x 2.69m)

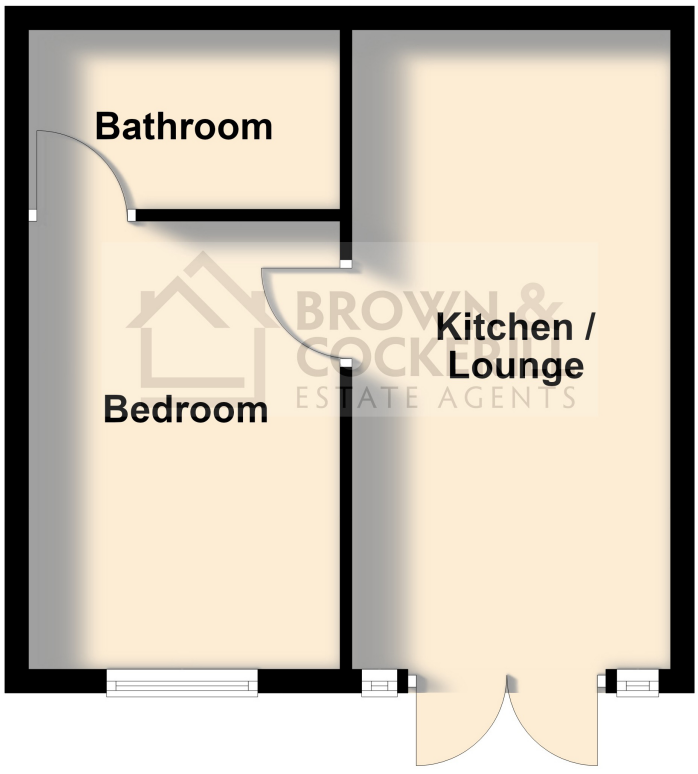
BEDROOM

12' 4" x 8' 7" (3.76m x 2.62m)

SHOWER ROOM

08' 7" x 4' 11" (2.62m x 1.50m)

Ground Floor





THESE PARTICULARS ARE ISSUED ON THE UNDERSTANDING THAT ALL NEGOTIATIONS ARE CONDUCTED THROUGH US. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and particulars.