





BROWN & COCKERILL
ESTATE AGENTS







88 ROWLAND STREET

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2BW

Offers Over £165,000 Freehold

12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this traditional three bedroom end of terraced property located in the popular residential area of New Bilton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

There are a range of amenities available within the immediate area to include shops, hot food takeaway outlets, public house, recreational park, churches of several denominations and local schooling for all ages. Rugby town centre is within walking distance and offers a more comprehensive range of shops and stores, supermarket, library, bars and cafes and a good choice of restaurants.

Rugby railway station operates a regular intercity mainline service to Birmingham New Street and London Euston in under an hour. The property is also conveniently situated for access to the surrounding M1/M6/A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with door through to the open plan lounge/dining room where stairs rise to the first floor landing and has a door through to the kitchen. The kitchen is fitted with eye and base level units, has space for a gas cooker and further space and plumbing for appliances, tiled flooring and personnel door to the side of the property. A further door gives access to the separate w.c. and fully tiled family shower room, fitted with a white suite to include a corner shower enclosure, pedestal wash hand basin and has a useful bathroom cupboard, for storage.

To the first floor, the landing has doors off to three well-proportioned bedrooms.

The property benefits from Upvc double glazing and gas fired central heating via a wall mounted combination boiler located in the kitchen.

Externally, to the front is a walled fore garden. The low maintenance rear garden is enclosed by brick walling and has access into the garage via a personnel door. The garage has double up-and-over doors accessible off Edward Street. The garage has been used for office space so the double doors are blocked off and there is a storage area directly behind them. The garage benefits from having power and lighting connected via an independent fuse box.

Early viewing is highly recommended to avoid disappointment and the property is offered with vacant possession and no onward chain.

Gross Internal Area: approx. 80 m² (861 ft²).

AGENTS NOTES

Council Tax Band 'B'
Estimated Rental Value: £1200 pcm approx.
What3Words: ///cloth.layers.tour

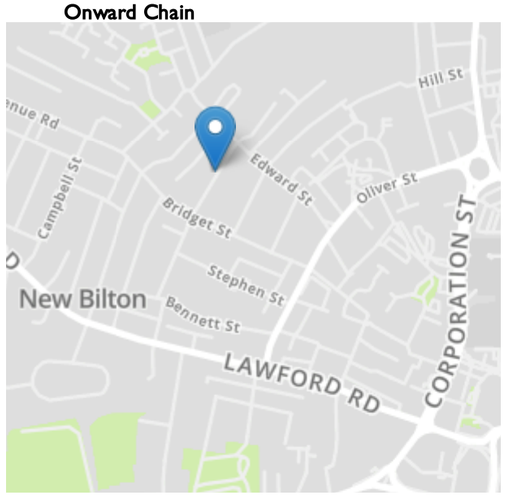
MORTGAGE & LEGAL ADVICE

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

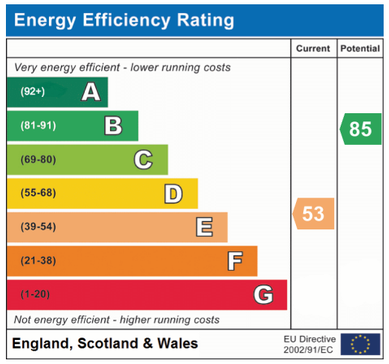
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Traditional Three Bedroom End of Terraced Property**
- **Popular Residential Location**
- **Open Plan Lounge/Dining Room with Stairs to First Floor**
- **Kitchen with Space and Plumbing for Appliances**
- **Ground Floor Family Shower Room with Separate W.C.**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Low Maintenance Rear Garden and Garage**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

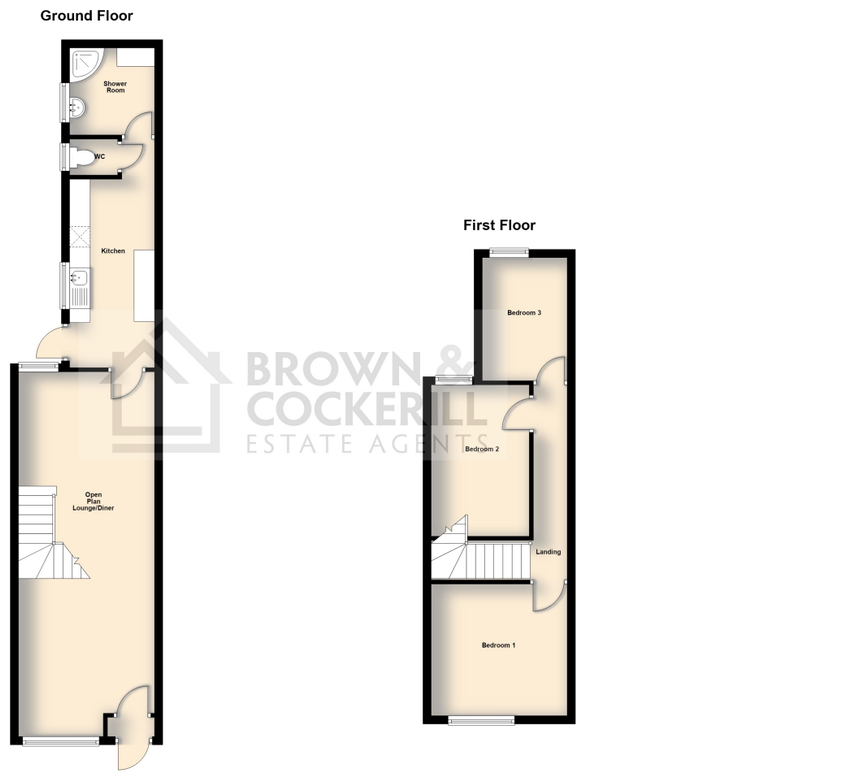
Entrance Hall
3' 9" x 1' 5" (1.14m x 0.43m)
Open Plan Lounge/Dining Room
29' 2" maximum x 10' 11" (8.89m maximum x 3.33m)
Kitchen
15' 2" x 6' 9" (4.62m x 2.06m)
Separate W.C.
3' 10" x 2' 11" (1.17m x 0.89m)
Family Shower Room
7' 0" x 6' 4" (2.13m x 1.93m)

First Floor

Landing
15' 0" x 2' 8" (4.57m x 0.81m)
Bedroom One
11' 11" x 10' 11" (3.63m x 3.33m)
Bedroom Two
11' 11" x 7' 11" (3.63m x 2.41m)
Bedroom Three
9' 2" x 6' 10" (2.79m x 2.08m)
Externally

Garage
24' 6" maximum x 10' 2" (7.47m maximum x 3.10m)

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 vendorâ€™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.