













BROWN & COCKERILL
ESTATE AGENTS









56 NEWBOLD ROAD

RUGBY
WARWICKSHIRE
CV21 2NQ

Offers Over £260,000 Freehold

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 two bedroom semi detached property conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

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 and 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 accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to the dining room with a bay window and there is a separate lounge with a free-standing fireplace with an inset electric fire. The kitchen is fitted with a four ring induction hob with oven beneath and extractor over, has space and plumbing for an automatic washing machine and there is a separate utility area housing the gas fired central heating boiler and has space for a tumble dryer.

To the first floor, the L-shaped landing has doors off to the master bedroom with a bay window and free-standing wardrobe space and there is a further well-proportioned bedroom, also with free-standing wardrobe space. Bedrooms are serviced by a part tiled shower room fitted with a shower enclosure, pedestal wash hand basin and low level w.c. and a further fully tiled family bathroom fitted with a panelled bath, pedestal wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators and has Upvc double glazing throughout.

Externally, to the front is a low level walled fore garden laid to Astro. The enclosed and low maintenance rear garden is paved with decorative gravelled areas and has a timber pedestrian gate giving access to the frontage and paved driveway which provides off road parking and has access to the garage and a timber shed.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 68 m² (731 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///lights.reduce.salsa

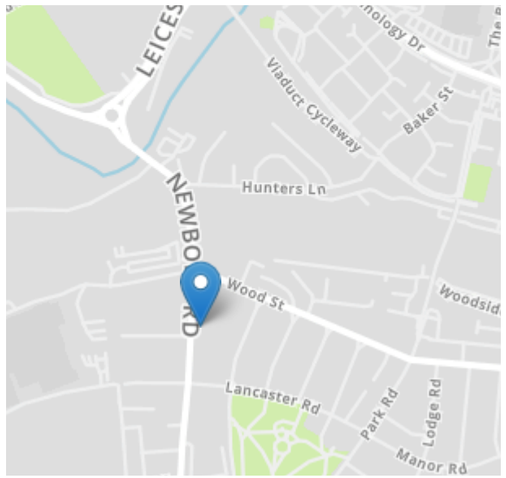
MORTGAGE & LEGAL ADVICE

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

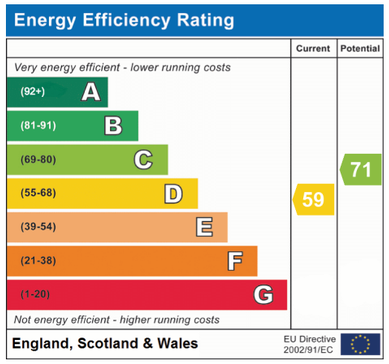
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Two Bedroom Semi Detached Property**
- **Conveniently located for Rugby Town Centre and Railway Station**
- **Lounge with Electric Fire and Separate Dining Room with Bay Window**
- **Fitted Kitchen with Oven, Hob and Separate Utility Room**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **First Floor Family Bathroom and Further Shower Room**
- **Low Maintenance Rear Garden and Garage**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall
6' 4" x 5' 8" (1.93m x 1.73m)
Dining Room
10' 11" x 10' 8" excluding bay (3.33m x 3.25m excluding bay)
Lounge
12' 5" maximum x 11' 6" maximum (3.78m maximum x 3.51m maximum)
Kitchen
12' 3" x 7' 7" (3.73m x 2.31m)
Utility Room
9' 11" x 4' 7" (3.02m x 1.40m)

First Floor

Landing
12' 3" x 5' 10" (3.73m x 1.78m)
Bedroom One
12' 5" x 11' 7" maximum (3.78m x 3.53m maximum)
Bedroom Two
10' 9" x 10' 8" (3.28m x 3.25m)
Family Bathroom
7' 9" x 7' 0" (2.36m x 2.13m)
Shower Room
7' 8" x 4' 10" (2.34m x 1.47m)
Externally

Garage

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.