















99 VICTORIA STREET

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2HW

Guide Price £185,000 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 two bedroom mid 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 a useful under stairs storage cupboard and door through to the lounge where there is a feature fireplace with inset gas fire and through fare to the dining area. The fitted kitchen has a four ring gas hob with oven below and extractor over, space and plumbing for an automatic washing machine and door to the inner lobby where there is a door to the outside and further door to the ground floor family bathroom. The part tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower over, pedestal wash hand basin and low level w.c.

To the first floor, the landing has doors off to two double bedrooms, with bedroom two having a useful storage cupboard.

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

Externally, to the front is a walled fore garden and the enclosed rear garden is of low maintenance with rear pedestrian access to the garage.

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

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

AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £900 approx per month.
What3Words: ///supper.reason.tall

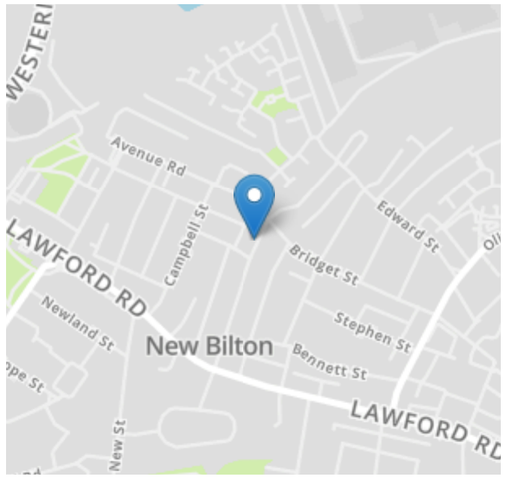
MORTGAGE & LEGAL ADVICE

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

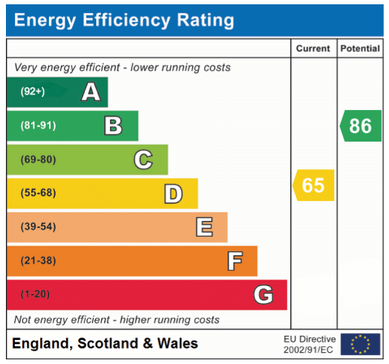
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Two Bedroom Mid Terraced Property**
- **Popular Residential Location**
- **Lounge with Feature Fireplace and Through Fare to Dining Room**
- **Kitchen with Oven and Hob**
- **Ground Floor Family Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Low Maintenance Rear Garden and Garage**
- **Early Viewing is Highly Recommended to Avoid Disappointment and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall
10' 10" x 3' 0" (3.30m x 0.91m)
Lounge/Dining Room
Lounge Area: 10' 11" x 10' 0" (3.33m x 3.05m)
Dining Area: 10' 11" x 9' 10" (3.33m x 3.00m)
Kitchen
8' 8" x 6' 11" (2.64m x 2.11m)
Inner Lobby
7' 1" x 2' 8" (2.16m x 0.81m)
Ground Floor Family Bathroom
7' 8" x 6' 7" (2.34m x 2.01m)

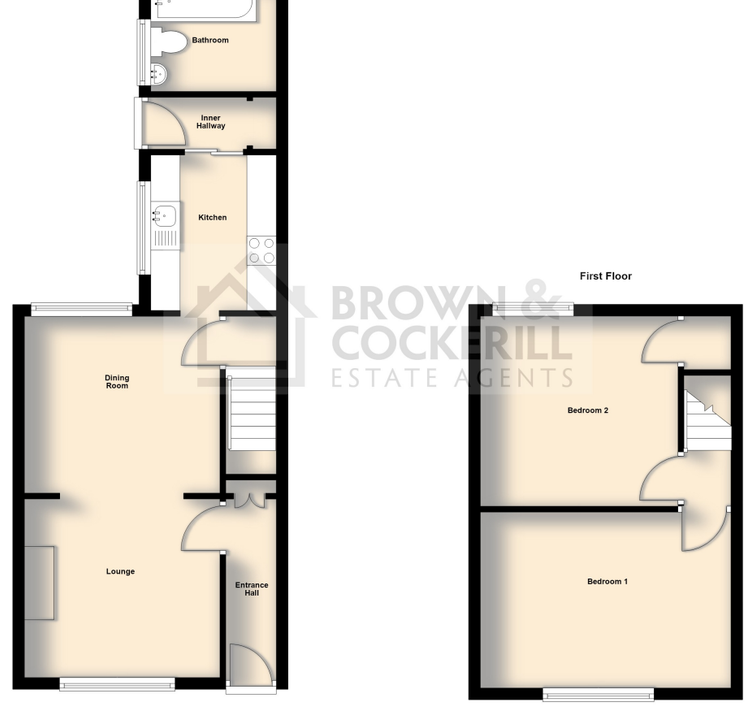
First Floor

Landing
Bedroom One
12' 11" x 10' 10" (3.94m x 3.30m)
Bedroom Two
11' 0" x 9' 11" (3.35m x 3.02m)

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.