



42 ROKEBY STREET

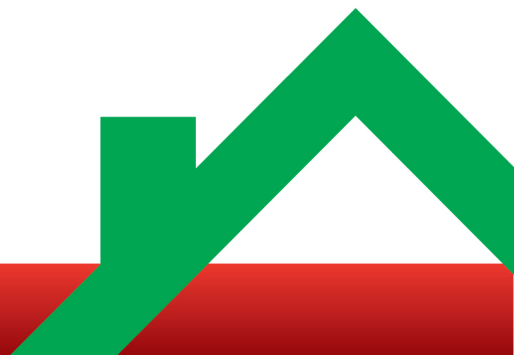
£169,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3RH



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 mid terraced property which is conveniently located for Rugby town centre and railway station and is situated at the end of a no-through road giving more privacy and no through traffic. The property is of standard brick built construction with a tiled roof and benefits from all mains services being 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 accommodation is set over two floors and in brief, comprises of an entrance hall with doors off to reception one with an open fireplace with timber surround and bay window. There is a separate second reception room that has a brick built fireplace and a door giving access to the stairs rising to the first floor landing. The kitchen/breakfast room has space and plumbing for appliances and a door to the rear garden.

To the first floor, the landing has doors off to two well proportioned bedroom and the recently refitted family bathroom.

The property benefits from Upvc double glazing and electric heating.

Externally, to the front is a gated fore garden enclosed by a low level brick wall. The rear garden is of low maintenance with a paved patio and pathway, decorative stoned areas, timber garden shed and is enclosed by timber fencing to the boundaries.

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

Gross Internal Area: approx. 72 m² (775 ft²).

AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £950 pcm approx.
What3Words: ///causes.spoken.fruit

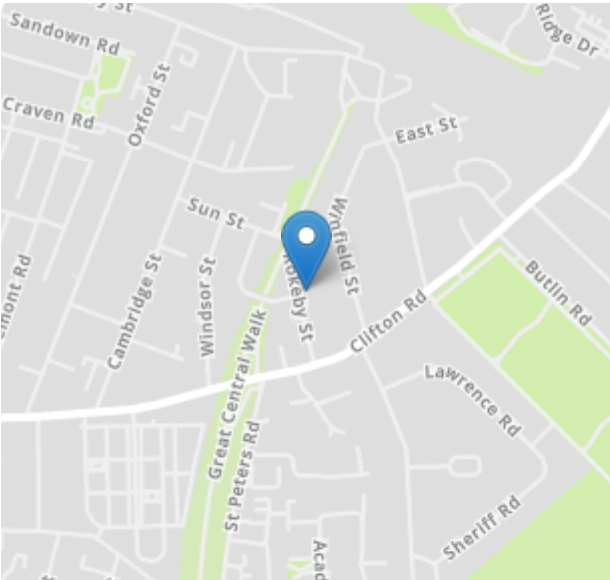
MORTGAGE & LEGAL ADVICE

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**
- **Convenient for Rugby Town Centre and Railway Station**
- **Reception One with Open Fireplace and Bay Window, Separate Second Reception Room**
- **Kitchen/Breakfast Room with Space/Plumbing for Appliances and Door to Rear Garden**
- **Refitted First Floor Family Bathroom**
- **Upvc Double Glazing and Electric Heating**
- **Enclosed Low Maintenance Rear Garden**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall
14' 1" x 2' 8" (4.29m x 0.81m)
Reception One
12' 2" into bay window x 8' 10" (3.71m into bay window x 2.69m)
Reception Two
11' 11" x 11' 11" (3.63m x 3.63m)
Kitchen/Breakfast Room
14' 3" x 6' 3" (4.34m x 1.91m)

First Floor

Landing
15' 3" x 2' 7" (4.65m x 0.79m)
Bedroom One
11' 11" x 10' 5" (3.63m x 3.17m)
Bedroom Two
12' 1" x 8' 11" (3.68m x 2.72m)
Family Bathroom
8' 9" x 6' 7" (2.67m x 2.01m)

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.