













40 VICTORIA AVENUE

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2BZ

Offers Over £170,000 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 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 all mains services being 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 has a good selection 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 a lounge with separate dining room which has stairs rising to the first floor. The kitchen is fitted with a hob and oven with extractor over and has a door giving access the family bathroom. The part tiled bathroom is fitted with a modern three piece white suite to include a P-shaped bath with shower and screen over, vanity unit with inset wash hand basin, low level w.c. and has a cupboard housing the gas fired combination boiler.

To the first floor there are two well-proportioned bedrooms.

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

Externally, to the front is a fore garden enclosed by a low level brick wall and there is communal access to the rear. The south facing rear garden is of low maintenance and is enclosed by timber fencing to the boundaries with steps up to the brick built garage which has power and lighting connected and can be accessed via Edward Street.

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

Gross Internal Area: approx. 62 m² (667 ft²).

AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £900 pcm approx.
What3Words: ///topped.rips.spicy

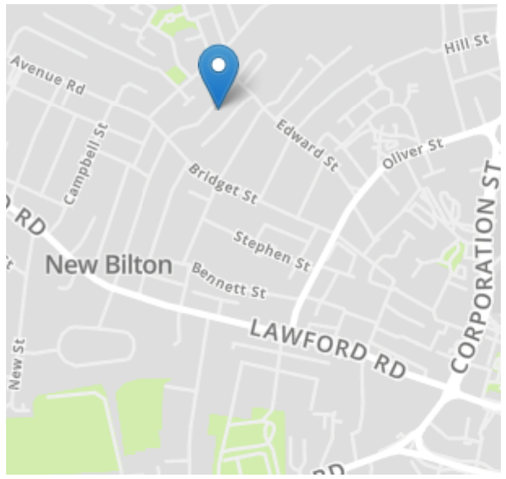
MORTGAGE & LEGAL ADVICE

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

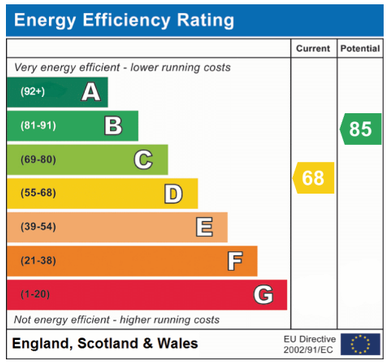
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

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



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Lounge
12' 10" x 9' 10" (3.91m x 3.00m)
Dining Room
14' 8" maximum x 9' 10" (4.47m maximum x 3.00m)
Kitchen
10' 8" x 5' 9" (3.25m x 1.75m)

Family Bathroom
9' 6" x 5' 4" (2.90m x 1.63m)
First Floor

Bedroom One
11' 11" x 9' 9" (3.63m x 2.97m)
Bedroom Two
10' 10" x 9' 10" (3.30m x 3.00m)

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.