



8 HOLBROOK AVENUE

£225,000

8 HOLBROOK AVENUE
RUGBY
WARWICKSHIRE
CV21 2QQ



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 three bedroom terraced property which is conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and benefits from all mains services being 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. 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 lounge with a bay window and separate dining room. The kitchen/breakfast room is generously sized and benefits from a separate utility and downstairs W/C.

To the first floor, the landing gives access to the master bedroom with a bay window and two further well-proportioned bedrooms, with bedroom one having fitted wardrobes. Bedrooms are serviced by the family bathroom which is fitted with a three piece suite to include a bath with shower, wash hand basin, low level w.c, and fitted cupboard.

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

The enclosed rear garden enjoys a private aspect and is of low maintenance with various shrubs and trees with direct access to the garage located to the rear of the property.

Gross Internal Area: approx. 107 m² (1151 ft²)

AGENTS NOTES

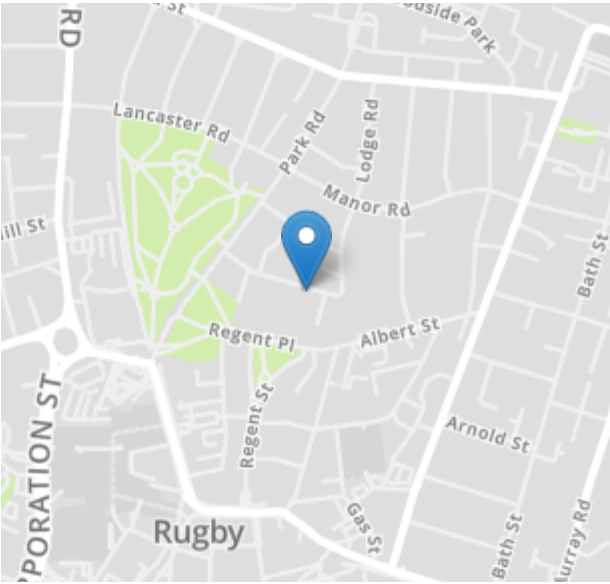
Council Tax Band : C

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

- Three Bedroom Bay Fronted Mid Terrace House
- Lounge & Dining Room
- Kitchen/Breakfast Room
- Cloakroom & Utility Room
- Gas Fired Central Heating to Radiators
- Rear Garden & Single Garage
- Close Proximity to Rugby Town Centre and Railway Station
- Property in Need of Some Modernisation and Updating



ENERGY PERFORMANCE CERTIFICATE

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

ROOM DIMENSIONS

GROUND FLOOR

Hallway
24' 3" x 3' 2" (7.39m x 0.97m)
Lounge
11' 11" (Into Bay) x 11' 9" (3.63m x 3.58m)
Dining Room
12' 11" x 9' 9" (3.94m x 2.97m)
Kitchen/Breakfast Room
20' 3" x 10' 1" (6.17m x 3.07m)
Utility Room
5' 2" x 3' 11" (1.57m x 1.19m)
WC
5' 10" x 5' 2" (1.78m x 1.57m)
FIRST FLOOR
First Floor Landing
Bedroom One
15' 8" x 11' 10" (4.78m x 3.61m)

Bedroom Two

13' 0" x 9' 11" (3.96m x 3.02m)

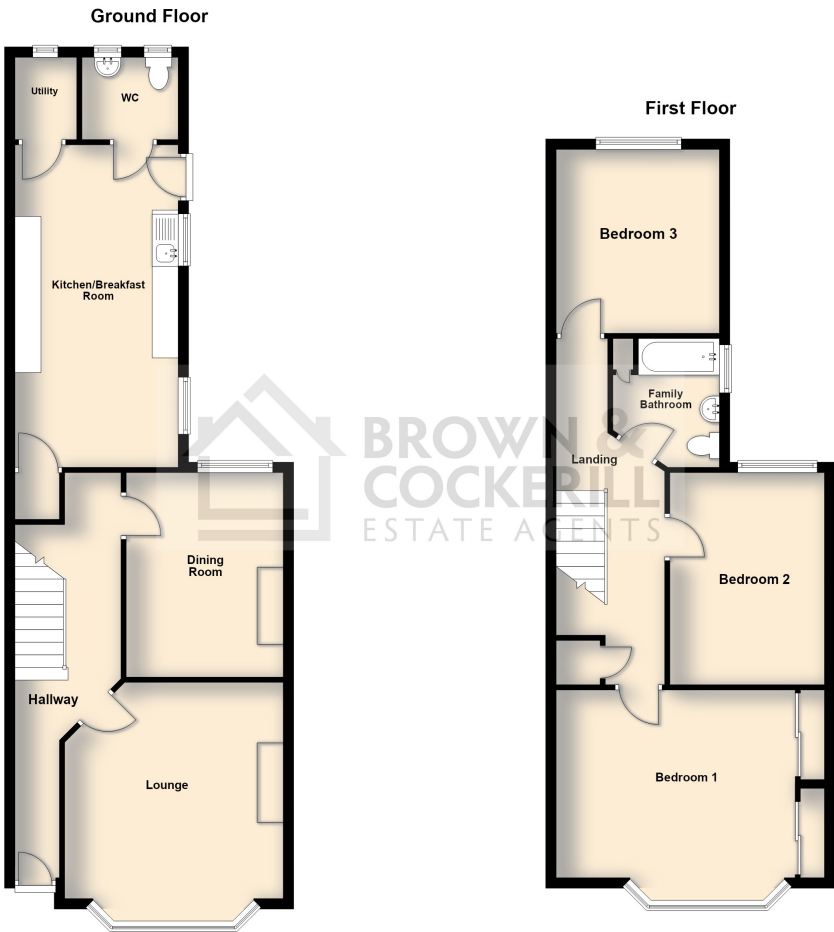
Bedroom Three

12' 11" x 10' 2" (3.94m x 3.10m)

Family Bathroom

8' 10" x 7' 3" (2.69m x 2.21m)

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.