



19 PRINCES STREET

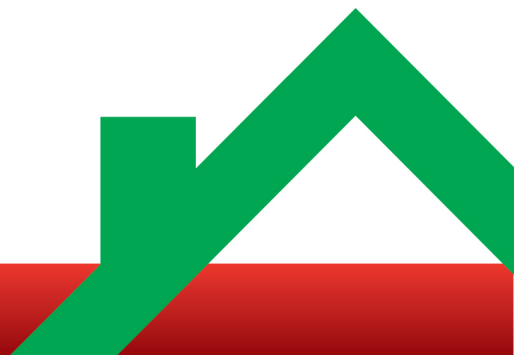
Offers Over £180,000 Freehold

RUGBY
WARWICKSHIRE
CV21 2LR



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom end of 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 having all mains services connected.

There are a range of amenities available in the town centre to include shops and stores, restaurants, cafes, public houses, supermarkets, recreational facilities and local schooling for all ages.

There is convenient commuter access to the M1, M6, A5 and A14 road and motorway networks and Rugby railway station operates a regular mainline intercity service to Birmingham New Street abd London Euston in under and hour.

The accommodation is set over two floors and in brief, comprises of an entrance door giving direct access into the lounge/dining room where there is a door to an inner hallway allowing for access to the ground floor cloakroom/w.c and fitted kitchen. The kitchen has an oven and hob with extractor over; integrated fridge, space and plumbing for appliances and personnel door to the rear garden.

To the first floor, the landing has a useful storage cupboard (3' 3" x 1' 10" (0.99m x 0.56m)) and has access to fully boarded loft space. There are doors off to two double bedrooms serviced by the family bathroom which is fitted with a three piece white suite to include a panelled bath with shower and screen over; pedestal wash hand basin and low level w.c.

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

Externally, to the front there is side pedestrian access to the rear of the property. The rear garden is of low maintenance and has a patio area to the immediate rear with steps rising to a fenced off gravel area giving access to gated and secure off road parking at the rear of the property.

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

Gross Internal Area: approx. 64 m² (688 ft²).

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £850 pcm approx.
What3Words: ///parks.policy.final

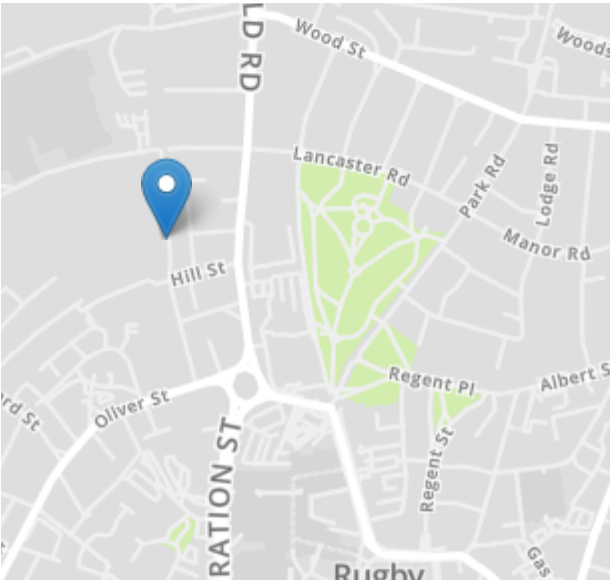
MORTGAGE & LEGAL ADVICE

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 End of Terraced Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Lounge/Dining Room, Ground Floor Cloakroom/W.C.
- Fitted Kitchen with Oven, Hob and Integrated Fridge
- First Floor Family Bathroom with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Low Maintenance Rear Garden, Secure Off Road Parking to Rear
- Early Viewing is Highly Recommended, 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	80
		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Lounge/Dining Room

18' 0" x 10' 1" (5.49m x 3.07m)

Inner Hallway

6' 10" x 3' 2" (2.08m x 0.97m)

Ground Floor Cloakroom/W.C.

5' 10" x 2' 10" (1.78m x 0.86m)

Kitchen

10' 1" x 8' 3" (3.07m x 2.51m)

First Floor

Landing

14' 1" x 5' 8" (4.29m x 1.73m)

Cupboard: 3' 3" x 1' 10" (0.99m x 0.56m)

Bedroom One

11' 1" x 10' 2" (3.38m x 3.10m)

Bedroom Two

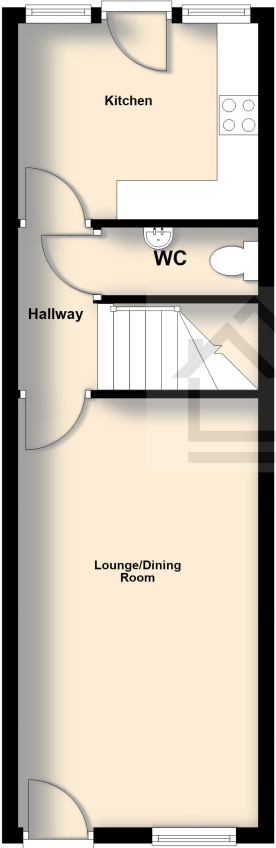
10' 3" x 8' 4" (3.12m x 2.54m)

Family Bathroom

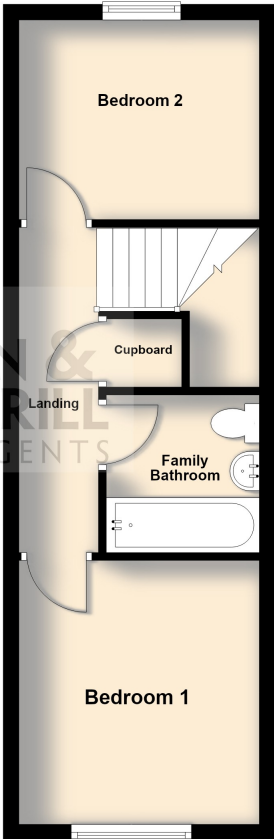
6' 5" x 6' 5" (1.96m x 1.96m)

FLOOR PLAN

Ground Floor



First Floor



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.