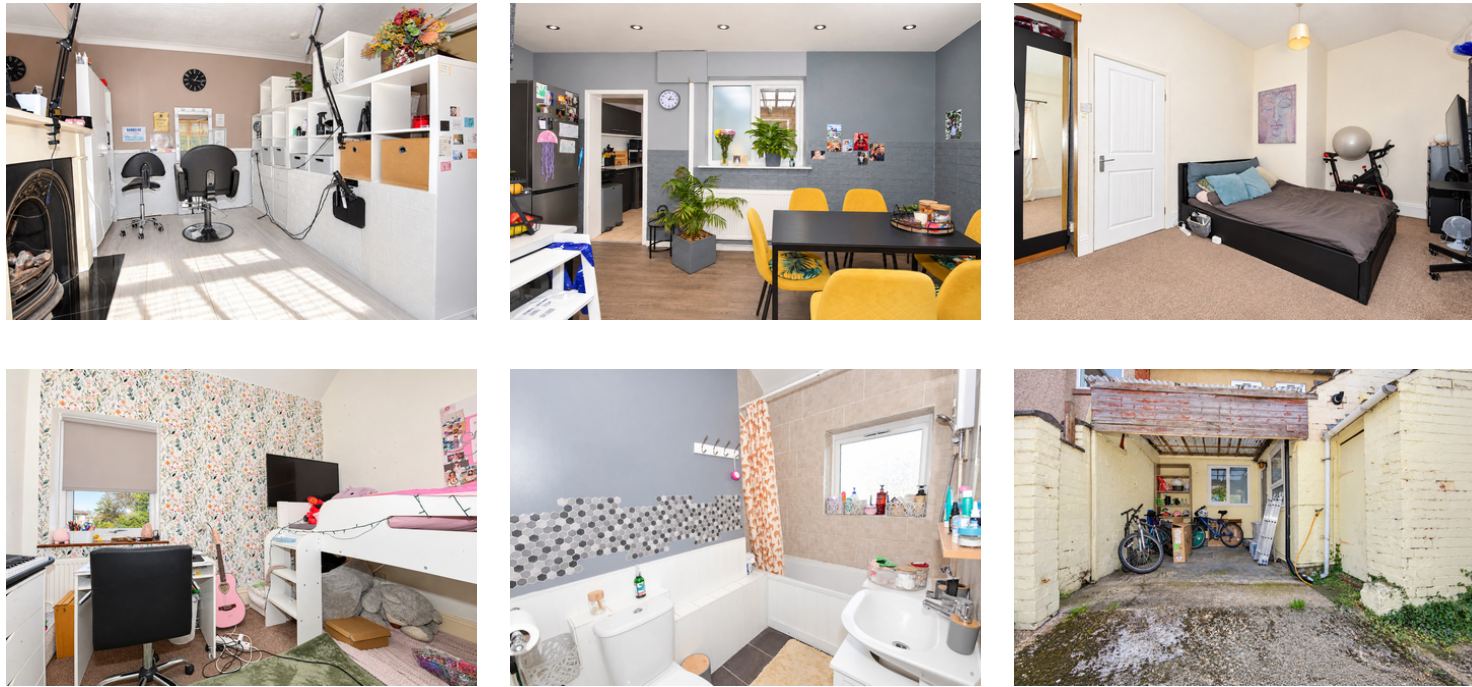




108 WOOD STREET

Offers Over £170,000 Freehold

RUGBY
WARWICKSHIRE
CV21 2NW



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 conveniently located for Rugby railway station and town centre. The property is of standard brick built construction with a slate 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, numerous restaurants/cafes, takeaway outlets, 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, lounge with feature fireplace and stairs rising to the first floor landing, separate dining room with fitted cupboards and worktops with space for a fridge/freezer and a fitted kitchen with space and plumbing for appliances with a personnel door giving direct access to the rear garden.

To the first floor, the landing has doors off to two double bedrooms which are serviced by the part tiled family bathroom, fitted with a modern three piece white suite to include a panelled bath with shower over; pedestal wash hand basin, low level w.c., ceiling spotlights and has a tiled floor.

The property benefits from Upvc double glazing and gas fired central heating to radiators via a wall mounted gas fired Worcester combination boiler; located in the kitchen.

Externally, to the front is slabbed off road parking for one vehicle. The rear garden is enclosed by timber fencing to the boundaries and enjoys a private aspect. The garden has a covered storage area to the immediate rear and is predominantly laid to lawn.

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

Gross Internal Area: approx. 70 m² (753 ft²).

AGENTS NOTES

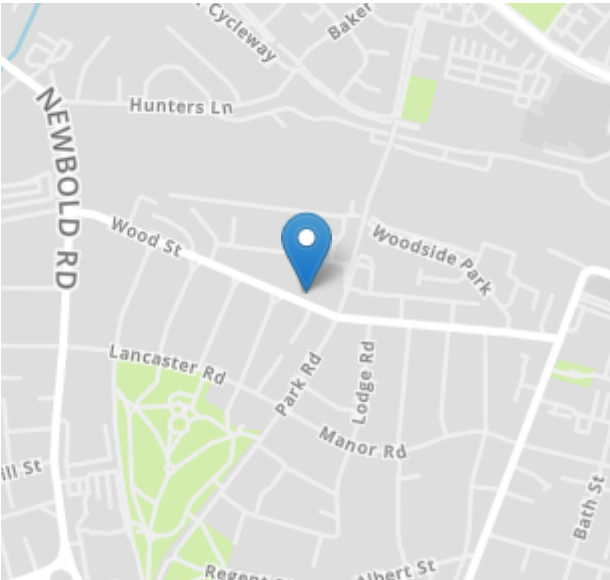
Council Tax Band 'A'.
Estimated Rental Value: £850 pcm approx.
What3Words: ///action.sound.lunch

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
- Conveniently Located for Rugby Railway Station and Town Centre
- Lounge with Feature Fireplace and Stairs to First Floor; Separate Dining Room
- Kitchen with Space and Plumbing for Appliances
- First Floor Family Bathroom with Three Piece White Suite
- Enclosed Rear Garden, Off Road Parking for One Vehicle
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Early Viewing is Highly Recommended, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	68	86
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	68	86
E		
(21-38)		
F		
(1-20)	68	86
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

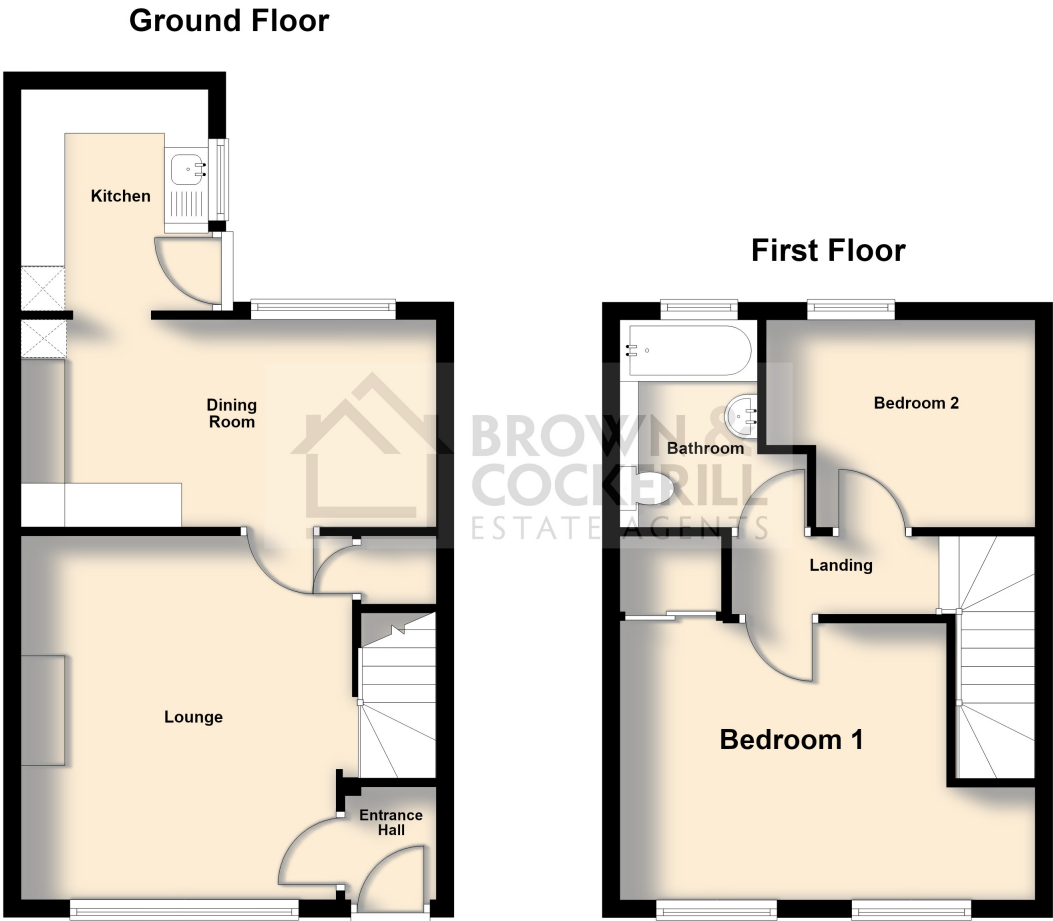
Ground Floor

Entrance Hall
4' 3" x 3' 8" (1.30m x 1.12m)
Lounge
13' 8" x 12' 5" (4.17m x 3.78m)
Dining Room
16' 6" maximum x 7' 9" (5.03m maximum x 2.36m)
Kitchen
8' 3" x 6' 11" (2.51m x 2.11m)

First Floor

Landing
11' 5" x 2' 6" (3.48m x 0.76m)
Bedroom One
16' 8" maximum x 9' 6" (5.08m maximum x 2.90m)
Bedroom Two
10' 4" x 7' 10" (3.15m x 2.39m)
Family Bathroom
7' 8" x 6' 10" maximum (2.34m x 2.08m maximum)

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.