













BROWN & COCKERILL
ESTATE AGENTS









34 MANOR ROAD

RUGBY
WARWICKSHIRE
CV21 2SZ

Offers Over £260,000 Freehold

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented three bedroom Victorian mid terraced property that 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.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and bars 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 with a feature chimney beast and door through to the kitchen/breakfast room which has a gas AEG hob with oven beneath and extractor over, space and plumbing for washing machine, dishwasher and tumble dryer, useful under stairs storage cupboard and tiled flooring. The inner lobby has a personnel door to the rear garden and gives access to the ground floor shower room.

To the first floor, the landing has a useful storage cupboard with doors off to four double bedrooms, with bedrooms two and three having built in wardrobe space. The family bathroom is fitted with a three piece white suite to include a panelled bath with shower over, pedestal wash hand basin, low level w.c. and has tiled flooring.

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

Externally, to the front is a walled fore garden with decorative stone chippings. The enclosed rear garden is of low maintenance and is slabbed with raised beds and has rear pedestrian gated access.

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

Gross Internal Area: approx. 105 m² (1130 ft²).

AGENTS NOTES

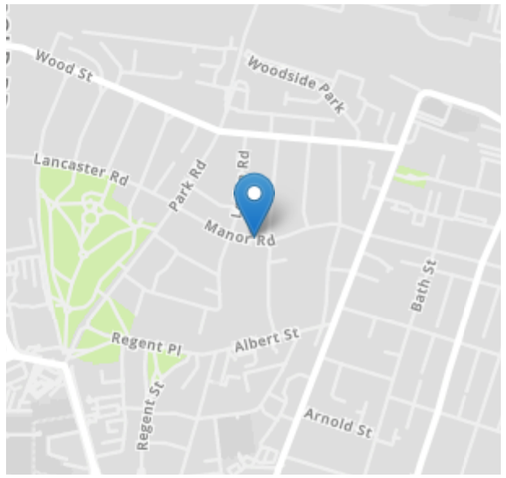
Council Tax Band 'C'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///wisely.erase.agent

MORTGAGE & LEGAL ADVICE

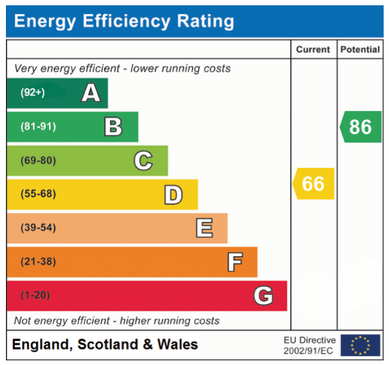
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Well Presented Three Bedroom Mid Terraced Property**
- **Conveniently Located for Rugby Town Centre and Railway Station**
- **Lounge with Bay Window, Separate Dining Room**
- **Kitchen/Breakfast Room with Oven and Hob, Inner Lobby**
- **Ground Floor Shower Room And First Floor Family Bathroom**
- **Enclosed Low Maintenance Rear Garden**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Early Viewing is Highly Recommended, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

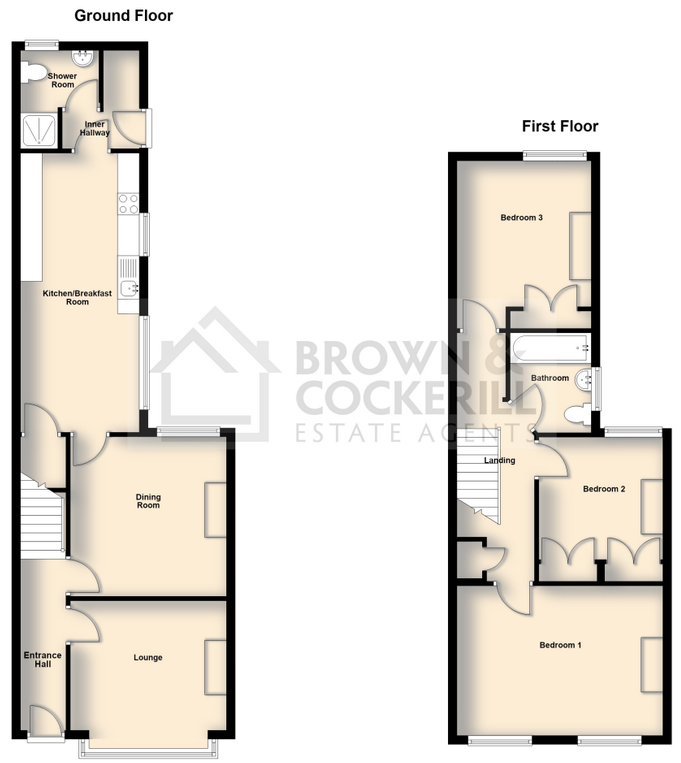
Ground Floor

Entrance Hall
13' 2" x 2' 10" (4.01m x 0.86m)
Lounge
13' 10" into bay window x 11' 9" (4.22m into bay window x 3.58m)
Dining Room
12' 4" x 12' 0" (3.76m x 3.66m)
Kitchen/Breakfast Room
21' 0" x 9' 5" (6.40m x 2.87m)
Inner Lobby
7' 5" maximum x 5' 11" (2.26m maximum x 1.80m)
Ground Floor Shower Room
7' 2" maximum x 5' 11" (2.18m maximum x 1.80m)

First Floor

Landing
17' 7" x 5' 2" (5.36m x 1.57m)
Bedroom One
15' 2" x 11' 4" (4.62m x 3.45m)
Bedroom Two
10' 3" to wardrobes x 9' 6" (3.12m to wardrobes x 2.90m)
Bedroom Three
12' 9" x 9' 5" (3.89m x 2.87m)
Family Bathroom
7' 6" x 6' 3" (2.29m x 1.91m)

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.