BROWN & COCKERILL
ESTATE AGENTS





63 Sandown Road

Rugby
Warwickshire
CV21 3LG

£160,000 Freehold



- A Two Bedroom Mid Terraced Property
- Conveniently Located for Rugby Railway Station and Town Centre
- Lounge with Through Fare to Dining Room
- Kitchen with Oven and Hob
- Ground Floor Family Bathroom with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Low Maintenance Rear Courtyard Style Garden
- Early viewing Highly Recommended to Avoid Disappointment and No Onward Chain.

Brown & Cockerill Estate Agents
12 Regent Street
Rugby
Warwickshire
CV21 2QF

Email: sales@brownandcockerill.co.uk
Website: www.brownandcockerill.co.uk

APPROVED CODE TRADINGSTANDARDS.UK
The Property Ombudsman
relocation agent network
naea | propertymark PROTECTED





DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this traditional two bedroom mid terraced property which is within walking distance of Rugby railway station and town centre. 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 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 a lounge with through fare to the dining room where stairs rise to the first floor landing and there is a double glazed door giving direct access to the rear garden. The fitted kitchen has a built in oven with hob and extractor over and has a door through to the part tiled family bathroom, 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.

To the first floor, the landing gives access to two double bedrooms.

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

Externally, to the front is a fore garden enclose by a low level brick wall. The rear courtyard style garden is of low maintenance and is block paved and enclosed by timber fencing and brick walling to the boundaries with a wooden pedestrian gate.

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

Gross Internal Area: approx. 59 m² (635 ft²).

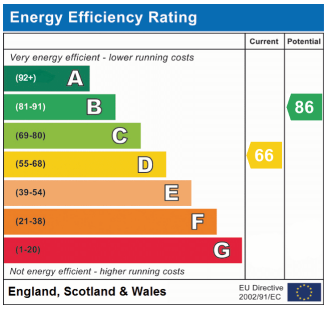
AGENTS NOTES

Council Tax Band 'A'.
What3Words: ///tiger.unrealistic.reject

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.

ENERGY PERFORMANCE CERTIFICATE



Ground Floor

LOUNGE

14' 0" x 10' 7" (4.27m x 3.23m)

DINING ROOM

8' 11" x 6' 1" (2.72m x 1.85m)

KITCHEN

8' 11" x 6' 1" (2.72m x 1.85m)

FAMILY BATHROOM

First Floor

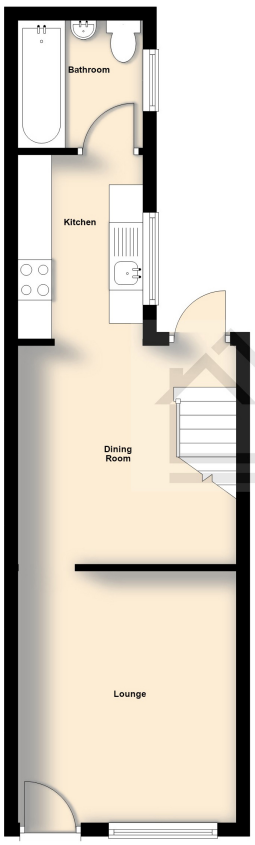
BEDROOM ONE

15' 1" x 7' 10" (4.60m x 2.39m)

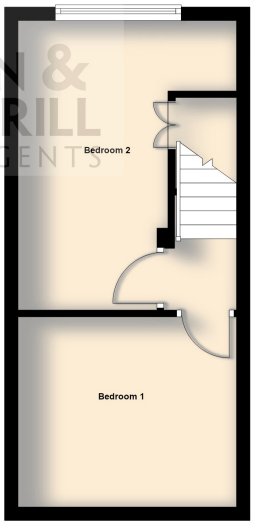
BEDROOM TWO

10' 8" x 9' 10" (3.25m x 3.00m)

Ground Floor



First Floor



BROWN & COCKERILL ESTATE AGENTS



THESE PARTICULARS ARE ISSUED ON THE UNDERSTANDING THAT ALL NEGOTIATIONS ARE CONDUCTED THROUGH US. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and particulars.