BROWN & COCKERILL
ESTATE AGENTS





40 Campbell Street

New Bilton
Rugby
Warwickshire
CV21 2HY

£135,000 Freehold



- A Two Bedroom Mid Terraced Property
- Popular Residential Location
- Lounge with Box Bay Window and Fireplace, Separate Dining Room
- Kitchen with Oven and Hob
- First Floor Family Bathroom with Four Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden in Need of Some Cultivation
- Early Viewing is Highly Recommended, Vacant Possession 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

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom mid terraced property situated in the popular residential location of New Bilton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include shops, hot food takeaway outlets, public house, recreational park, churches of several denominations and local schooling for all ages. Rugby town centre is within walking distance and offers a more comprehensive range of shops and stores, supermarket, library, bars and cafes and a good choice of restaurants.

Rugby railway station operates a regular intercity mainline service to Birmingham New Street and London Euston in under an hour. The property is also conveniently situated for access to the surrounding M1/M6/A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, the property is accessible from an entrance door located in the alleyway, to the side of the property. The entrance hall has stairs rising to the first floor landing and doors off to the lounge with a box bay window and fireplace with inset gas fire and separate dining room with a door to the rear garden and has through fare into the kitchen. The kitchen has a built in hob with oven beneath and extractor over with space and plumbing for appliances.

To the first floor, the L-shaped landing gives access to the master bedroom with a box bay window and built in wardrobes. There is a further well-proportioned bedroom. Bedrooms are serviced by the part tiled family bathroom which has a large cupboard housing the gas fired central heating boiler and is fitted with a four piece white suite to include a panelled bath with shower attachment, separate corner shower cubicle, pedestal wash hand basin and low level w.c.

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

Externally, to the front is a fore garden enclosed by a low level brick wall. The enclosed rear garden requires some cultivation and is predominantly laid to lawn with a small patio area to the immediate rear. The alleyway to the side gives access to the frontage and rear garden as is shared with the neighbouring property.

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

Gross Internal Area: approx. 72 m² (775 ft²).

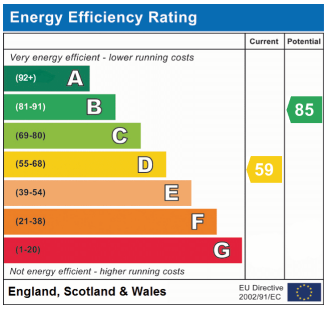
AGENTS NOTES

Council Tax Band 'A'.
What3Words: ///dining.repay.list

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

ENTRANCE HALL

11' 1" x 4' 9" (3.38m x 1.45m)

LOUNGE

10' 11" x 10' 5" (3.33m x 3.17m)

DINING ROOM

11' 1" x 9' 11" (3.38m x 3.02m)

KITCHEN

12' 0" x 6' 10" (3.66m x 2.08m)

First Floor

LANDING

15' 2" maximum x 12' 10" maximum (4.62m maximum x 3.91m maximum)

BEDROOM ONE

12' 10" x 10' 5" (3.91m x 3.17m)

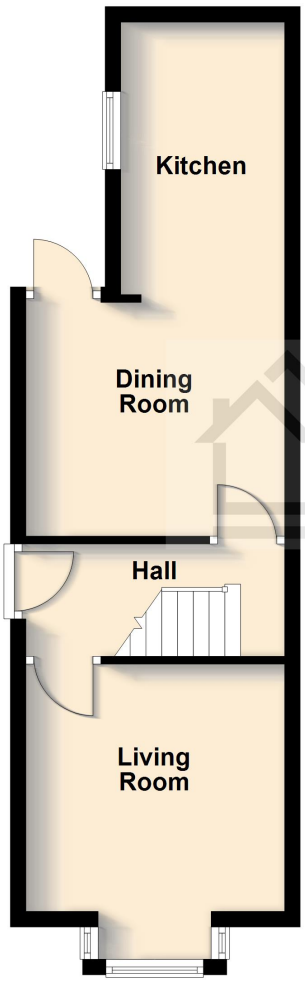
BEDROOM TWO

9' 11" x 9' 8" (3.02m x 2.95m)

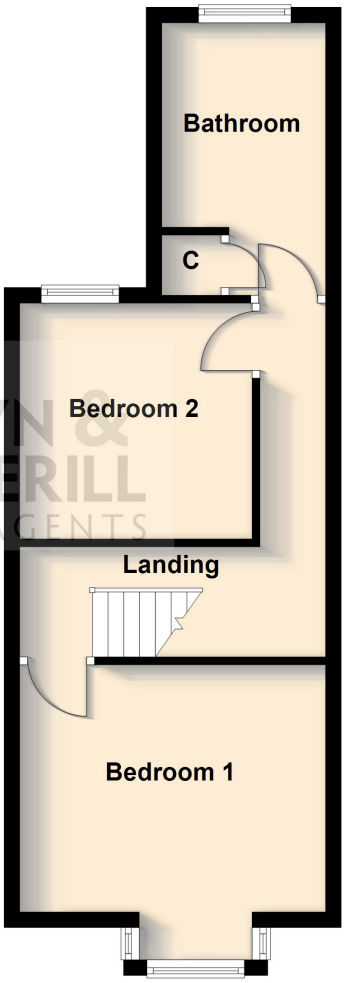
FAMILY BATHROOM

11' 2" x 7' 0" (3.40m x 2.13m)

Ground Floor



First Floor



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