BROWN & COCKERILL
ESTATE AGENTS





10 Corbett Street

Rugby
Warwickshire
CV21 3NT

£180,000 Freehold



- A Traditional Two Bedroom Mid Terraced Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Lounge with Feature Chimney Breast
- Ground Floor Bathroom with Three Piece White Suite
- Kitchen with Oven, Hob and Separate Utility Room
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Low Maintenance and Enclosed Courtyard Style Garden
- Early Viewing is Highly Recommended to Avoid Disappointment

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this traditional two bedroom mid 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.

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 a feature chimney breast, meter cupboard and a door through to the inner lobby, where stairs rise to the first floor landing and has a door through to the kitchen. The kitchen has a useful under stairs storage cupboard and a four ring gas hob with oven below and extractor over. The separate utility room has space and plumbing for an automatic washing machine and tumble dryer and has a personnel door giving access to the rear courtyard and a further door to the ground floor family bathroom. The part tiled bathroom is fitted with a three piece white suite to include a panelled bath with shower over, vanity unit with inset wash hand basin and a low level w.c.

To the first floor, the landing has doors off to two well-proportioned bedrooms.

The property benefits from Upvc double glazing with windows and external doors replaced in 2024. The gas fired central heating to radiators is via a boiler, also replaced in 2024 and located in the over stairs storage cupboard in the second bedroom.

Externally, to the rear is a low maintenance courtyard style garden, enclosed by brick walling with a timber pedestrian gate providing rear access.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 61 m² (656 ft²).

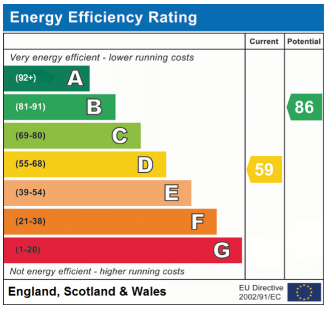
AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £895 pcm approx.
What3Words: ///flash.to ls.folds

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

10' 10" x 10' 10" (3.30m x 3.30m)

INNER LOBBY

2' 6" x 2' 6" (0.76m x 0.76m)

KITCHEN

11' 2" x 10' 10" (3.40m x 3.30m)

UTILITY ROOM

8' 9" x 5' 6" (2.67m x 1.68m)

GROUND FLOOR FAMILY BATHROOM

8' 4" x 4' 11" (2.54m x 1.50m)

First Floor

LANDING

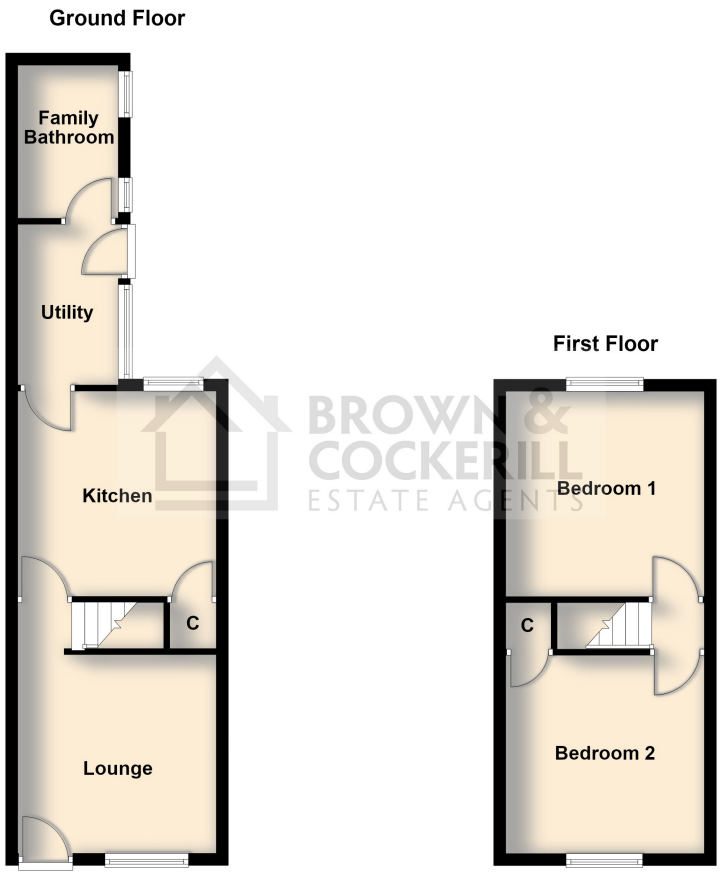
2' 7" x 2' 7" (0.79m x 0.79m)

BEDROOM ONE

11' 2" x 10' 10" (3.40m x 3.30m)

BEDROOM TWO

10' 10" x 10' 10" (3.30m x 3.30m)





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.