







BROWN & COCKERILL
ESTATE AGENTS






13 JOHNSON AVENUE

NEW BILTON
RUGBY
WARWICKSHIRE
CV22 7BX

Offers Over £230,000 Freehold

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented three bedroom end of terraced property that is located in the popular residential area 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, comprises of an entrance hall with stairs rising to the first floor landing and door through to the lounge. The lounge has a feature chimney breast with shelving either side, ceiling spotlights and a door giving access to the kitchen/breakfast room. The kitchen/breakfast room has a Cuisinemaster Range style cooker with extractor over and integrated appliances to include a dishwasher and fridge/freezer. There is a through fare giving access to the utility area where there is plumbing for an automatic washing machine, further space for a tumble dryer with work surfaces over, wall mounted Worcester combination central heating boiler, tiled flooring and pedestrian door to the rear of the property.

To the first floor, the landing gives access to the fully boarded loft space with power and lighting connected, recently replaced insulation and a pull down ladder. There are three well proportioned bedrooms, all serviced by the modern fully tiled family bathroom which is fitted with a panelled bath with shower and screen over, pedestal wash hand basin and low level w.c.

The property benefits from rewiring and replumbing in 2019 and has gas fired central heating to radiators. All windows and external doors benefit from Upvc double glazing.

Externally, to the front is a new resin driveway providing ample off road parking with a further allocated parking bay available. The north facing rear garden enjoys sun throughout the day and has wooden gates giving access to the frontage. The garden is enclosed by timber fencing to the boundaries, is predominantly laid to lawn and has a wooden garden cabin at the far end. The cabin is insulated and has double glazing with French doors and power and lighting connected,

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 73 m² (785 ft²).

AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///create.towns.arrow

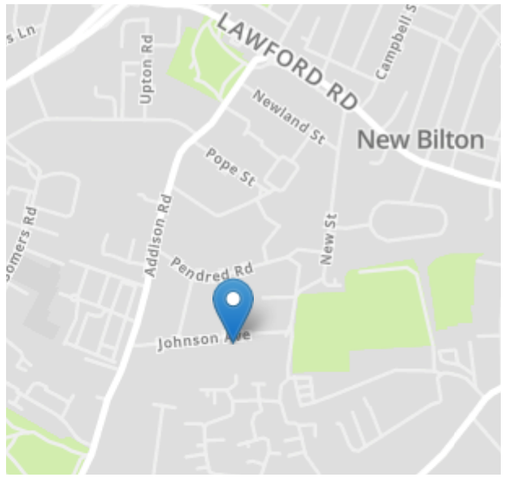
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

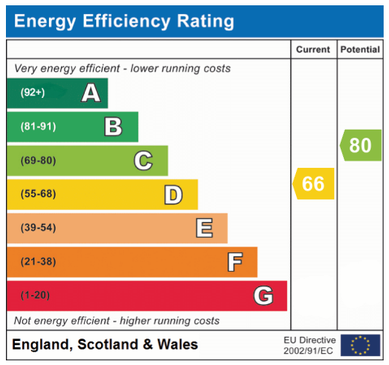
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Well Presented Three Bedroom End Of Terraced Property**
- **Popular Residential Location**
- **Lounge wth Feature Chimney Breast**
- **Kitchen/Breakfast Room with Oven and Range of Integrated Appliances and Utility Area**
- **First Floor Family Bathroom with Modern Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden with Cabin and Off Road Parking**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

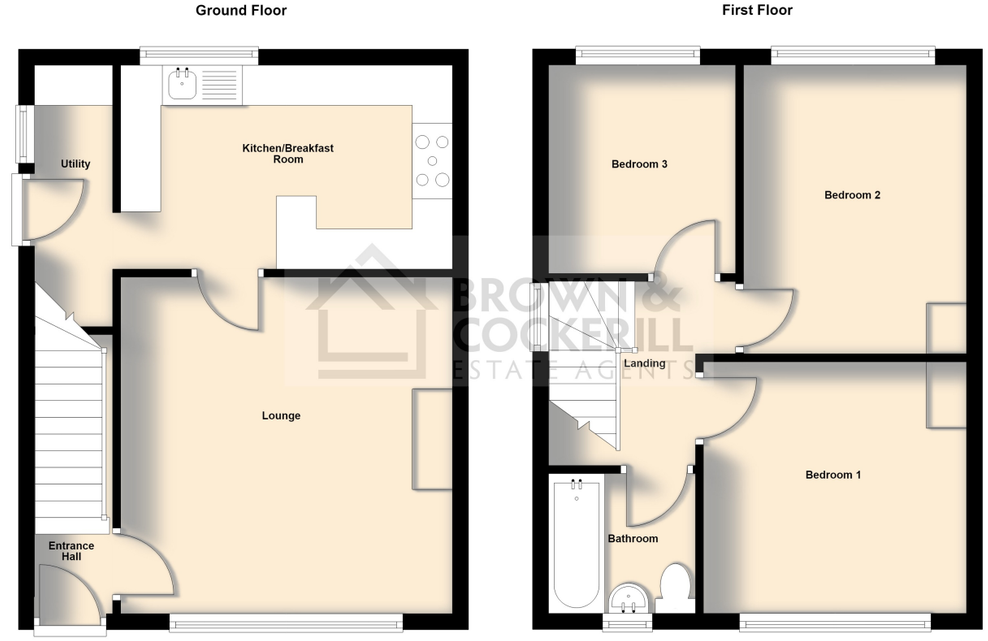
Entrance Hall
3' 9" x 3' 5" (1.14m x 1.04m)
Lounge
13' 9" x 13' 7" (4.19m x 4.14m)
Kitchen/Breakfast Room
12' 4" x 8' 11" (3.76m x 2.72m)
Utility Area
13' 1" x 4' 1" maximum (3.99m x 1.24m maximum)
First Floor

Landing
7' 8" x 5' 7" (2.34m x 1.70m)

Bedroom One
10' 8" x 10' 3" (3.25m x 3.12m)
Bedroom Two
12' 2" x 9' 0" (3.71m x 2.74m)
Bedroom Three
9' 2" x 7' 7" (2.79m x 2.31m)
Family Bathroom
7' 9" x 6' 6" (2.36m x 1.98m)
Externally

Garden Cabin
11' 5" x 9' 5" (3.48m x 2.87m)
Lockable Storage (within Garden Cabin)
9' 5" x 5' 7" (2.87m x 1.70m)

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.