








BROWN & COCKERILL
ESTATE AGENTS







24 YORK STREET

NEW BILTON
RUGBY
CV21 2BL

Offers Over £200,000 Freehold

12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented three bedroom period property situated in a cul-de-sac and 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 off to the spacious open plan lounge/dining room which has a bay window, laminate flooring and feature inset fire. The modern fitted kitchen benefits from an integrated hob with oven below and extractor over with a door through to the ground floor bathroom and further pedestrian door to the side of the property. The part tiled family bathroom is fitted with a modern three piece white suite to include a P-shaped bath with shower and screen over, pedestal wash hand basin, low level w.c. and has a useful storage cupboard.

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

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

Externally, to the front is a low maintenance block paved fore garden enclosed by low level fencing and and has communal access to the rear of the property. The rear garden is enclosed by timber fencing and hedging to the boundaries and is predominantly laid to lawn with a block paved patio area to the immediate rear. There is a large timber shed located at the far end of the garden.

Gross Internal Area: approx. 94 m² (1011 ft²).

AGENTS NOTES

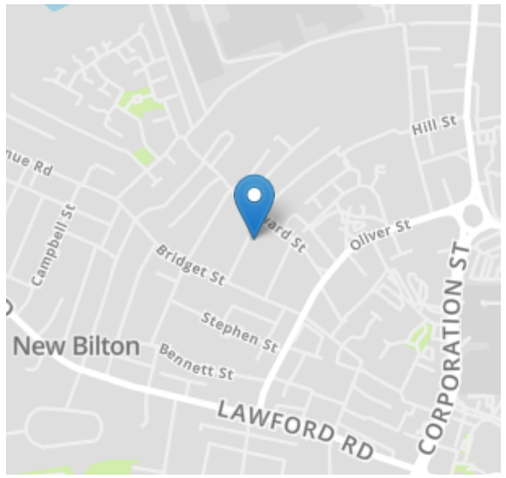
Council Tax Band 'B'
Estimated Rental Value: £1100 pcm approx
What3Words: ///riders.chip.spend

MORTGAGE & LEGAL ADVICE

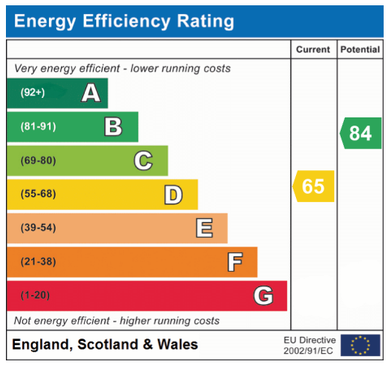
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Well Presented Three Bedroom Mid Terraced Period Property**
- **Cul-de-Sac Location in Popular Residential Area**
- **Spacious Open Plan Lounge/Dining Room with Feature Inset Fire and Bay Window**
- **Modern Fitted Kitchen with Oven and Hob**
- **Ground Floor Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden with Large Garden Shed**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

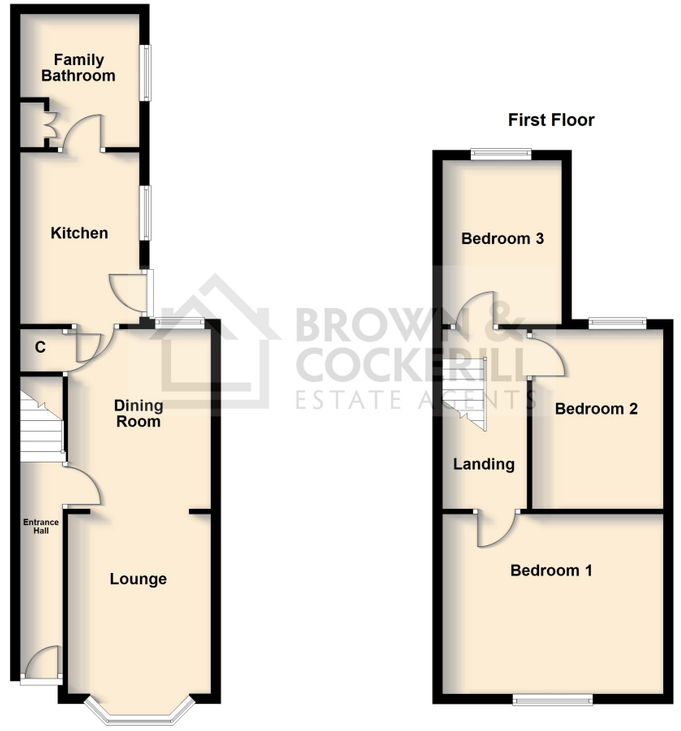
Ground Floor

Entrance Hall
12' 11" x 2' 10" (3.94m x 0.86m)
Open Plan Lounge/Dining Room
Lounge Area: 11' 11" x 9' 6" (3.63m x 2.90m)
Dining Area: 11' 11" x 9' 9" (3.63m x 2.97m)
Fitted Kitchen
11' 5" x 7' 11" (3.48m x 2.41m)
Family Bathroom
8' 10" x 8' 1" (2.69m x 2.46m)

First Floor

Landing
11' 11" x 5' 4" (3.63m x 1.63m)
Bedroom One
14' 6" x 11' 11" (4.42m x 3.63m)
Bedroom Two
11' 11" x 8' 8" (3.63m x 2.64m)
Bedroom Three
10' 11" x 7' 9" (3.33m x 2.36m)

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.