



53 GLEBE CRESCENT

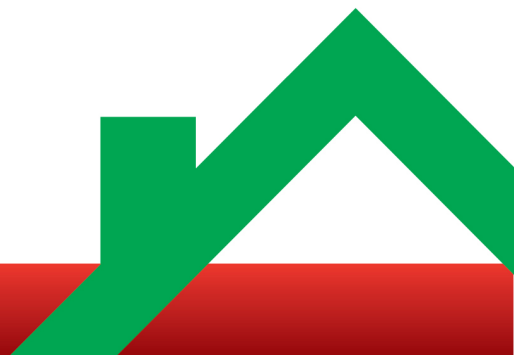
Guide Price £229,950 Freehold

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2HG



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached property which is conveniently located in the popular residential area of New Bilton. 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 a parade of shops and stores, public house, recreational park and bus routes to all areas. There is also convenient commuter access to Rugby town centre where there is a more comprehensive range of shops and stores, public library, churches of several denominations, supermarkets, restaurants, takeaway outlets, public houses and has excellent local schooling for all ages.

Rugby railway station operates a regular intercity mainline service to Birmingham New Street and London Euston within the hour. Convenient commuter access is available to the 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 a storage cupboard and stairs rising to the first floor landing with doors off to the lounge with a feature fireplace and separate dining room with an under stairs storage cupboard and Upvc French doors giving access to the rear garden. The kitchen has space for a cooker with further space for an upright fridge/freezer and plumbing for an automatic washing machine.

To the first floor, the landing has doors off to the master bedroom with built in wardrobe space with sliding mirrored doors and a further well proportioned bedroom, again with fitted wardrobes. Bedrooms are serviced by the fully tiled family bathroom fitted with a panelled bath with shower over, 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 slabbed driveway providing off road parking for two vehicles with a gravelled area to the side and is enclosed by a low level brick wall and timber fencing. The rear garden enjoys a private aspect and backs onto a cricket ground. It is predominantly laid to lawn with a paved patio area and further gravelled area with a timber garden shed.

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

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

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///ears.alone.drill

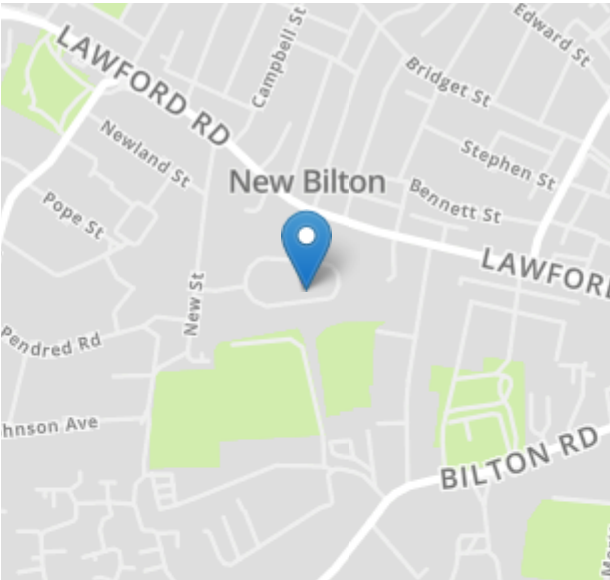
MORTGAGE & LEGAL ADVICE

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

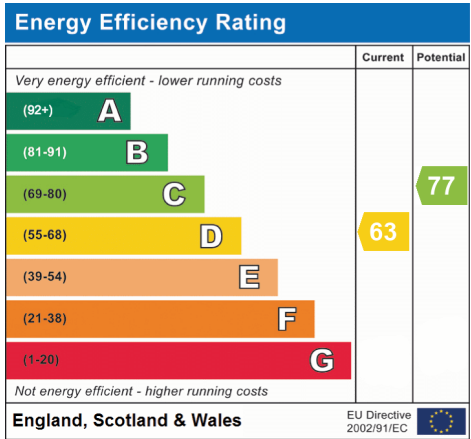
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Two Bedroom Semi Detached Property**
- **Conveniently Located for Rugby Town Centre**
- **Lounge with Feature Fireplace and Separate Dining Room with French Doors to Rear Garden**
- **Kitchen with Space and Plumbing for Appliances**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

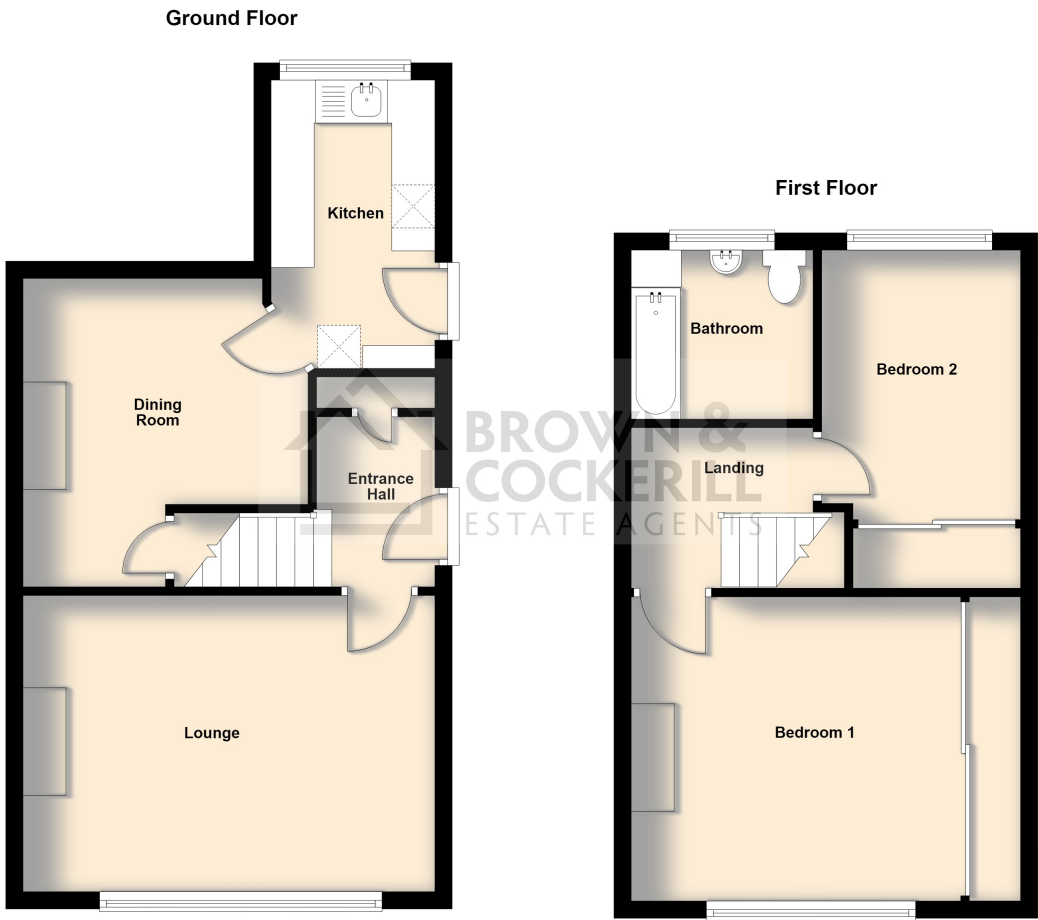
Ground Floor

- Entrance Hall**
5' 10" x 3' 0" (1.78m x 0.91m)
- Lounge**
14' 11" x 11' 2" (4.55m x 3.40m)
- Dining Room**
13' 3" x 11' 5" (4.04m x 3.48m)
- Kitchen**
11' 11" x 6' 2" (3.63m x 1.88m)

First Floor

- Landing**
5' 8" x 5' 7" (1.73m x 1.70m)
- Bedroom One**
13' 0" excluding wardrobes x 11' 2" (3.96m excluding wardrobes x 3.40m)
- Bedroom Two**
10' 3" x 8' 11" (3.12m x 2.72m)
- Family Bathroom**
7' 4" x 5' 7" (2.24m 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 vendor'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.