



48 CAMPBELL STREET

Offers Over £180,000 Freehold

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2HY



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DESCRIPTION

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

There are a range of amenities available within the immediate area to include a parade of shops and stores, corner shop, hot food takeaway outlets, public houses, recreational park and Rugby town centre which is within walking distance.

Rugby railway station operates a regular intercity mainline service to Birmingham New Street and London Euston in under an hour and the property is conveniently situated for access to the surrounding M1/M6/A5 and A45 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. The lounge has a bay window and feature fireplace with inset electric fire and there is a separate dining room with a feature fireplace and under stairs storage cupboard. The fitted kitchen/breakfast room has eye and base level units with solid wood work surfaces, space for a Range cooker and fridge/freezer and there is plumbing for an automatic washing machine.

To the first floor, the landing has access to boarded loft space via a pull down ladder and doors off to two double bedrooms. Bedroom one has an over stairs storage cupboard and bedroom two has a period cast iron fireplace. The family bathroom is fitted with a three piece white suite to include a panelled bath with shower over, low level w.c. and a pedestal wash hand basin.

The property benefits from Upvc double glazing and gas fired central heating to radiators via a combination boiler.

Externally, the fore garden is enclosed by a low level brick wall with a block paved pathway leading to the front entrance door. The low maintenance rear garden is enclosed by timber fencing and brick walling to the boundary with a patio area which is ideal for al fresco dining and entertaining.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

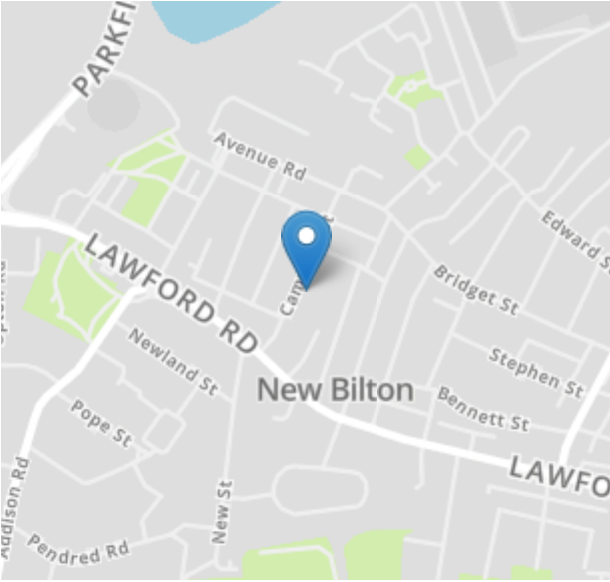
Council Tax Band 'A'.
Estimated Rental Value: £900 pcm approx.
What3Words: ///help.pumps.scan

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

- An Extended Two Bedroom Mid Terraced Property
- Popular Residential Location
- Lounge and Separate Dining Room with Feature Fireplaces
- Fitted Kitchen/Breakfast Room with Space for Range Cooker
- First Floor Family Bathroom with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Brick Walled Fore Garden and Enclosed Rear Garden
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

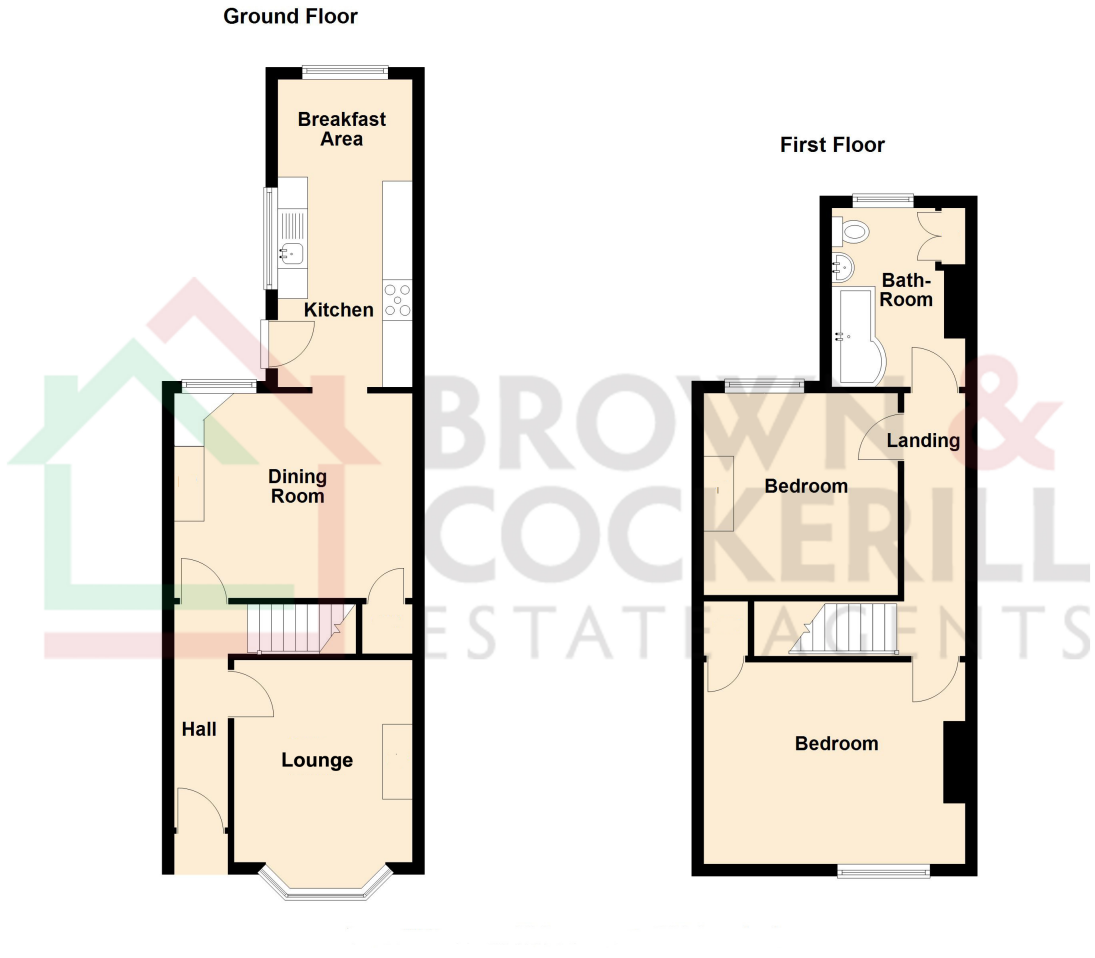
Ground Floor

- Lounge
11' 10" x 9' 7" (3.61m x 2.92m)
- Dining Room
13' 3" x 11' 2" (4.04m x 3.40m)
- Kitchen/Breakfast Room
16' 8" x 7' 5" (5.08m x 2.26m)

First Floor

- Bedroom One
12' 10" x 11' 1" (3.91m x 3.38m)
- Bedroom Two
11' 3" x 10' 2" (3.43m x 3.10m)
- Family Bathroom
9' 10" x 7' 5" (3.00m x 2.26m)

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.