



11 EARL STREET

RUGBY
WARWICKSHIRE
CV21 3SS

£190,000 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 two bedroom mid terraced property which is located at the bottom of Earl Street. The property is of standard brick built construction with a tiled roof and has all mains services connected.

The property is conveniently located and within walking distance of Rugby town centre and railway station. Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and bars 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 feature open cast iron fireplace with a storage cupboard, shelving and display cabinets to either side. The kitchen/breakfast room has a four ring gas hob with oven beneath, integrated fridge/freezer and Belfast sink with mixer tap over. There is quarry tiled flooring, under stairs storage cupboard and a door giving access to the rear courtyard garden. Access to the stairs rising to the first floor landing is off the kitchen.

To the first floor is a landing giving access to the boarded loft space with a drop down ladder. The two well proportioned bedrooms both have period cast iron fireplaces with open fires and tiled hearths. The shower room is fitted with a three piece white suite to include a shower enclosure, pedestal wash hand basin and high flush w.c. and has tiled flooring and part wood panelling to the walls.

The property benefits from Upvc double glazing, gas fired central heating to radiators and has period features to include open fires, picture rails, coving and ceiling roses.

Externally, the property is situated at the bottom of Earl Street and can be accessed via shared access with adjoining properties. There is an enclosed low maintenance east facing rear courtyard garden which is block paved and has a useful brick store with power and lighting connected and plumbing for an automatic washing machine. There is on street parking available via a permit which can be obtained from Rugby Borough Council.

Early viewing is highly recommended. The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 56 m² (602 ft²).

AGENTS NOTES

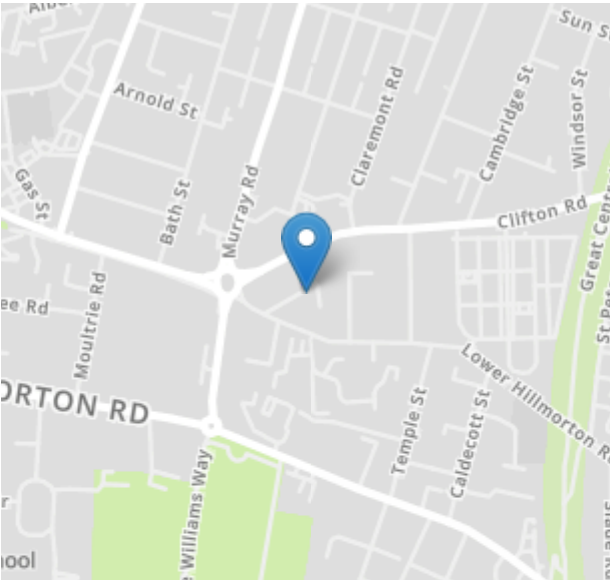
Council Tax Band 'A'.
Estimated Rental Value: £900 pcm approx.
What3Words: ///organs.crowned.pillow

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 Mid Terraced Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Lounge with Feature Cast Iron Open Fireplace
- Fitted Kitchen/Breakfast Room with Oven, Hob and Integrated Appliances
- First Floor Shower Room with Three Piece White Suite
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Enclosed Low Maintenance Rear Courtyard Style Garden with Useful Brick Built Store
- Early Viewing is Highly Recommended, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	48	74
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

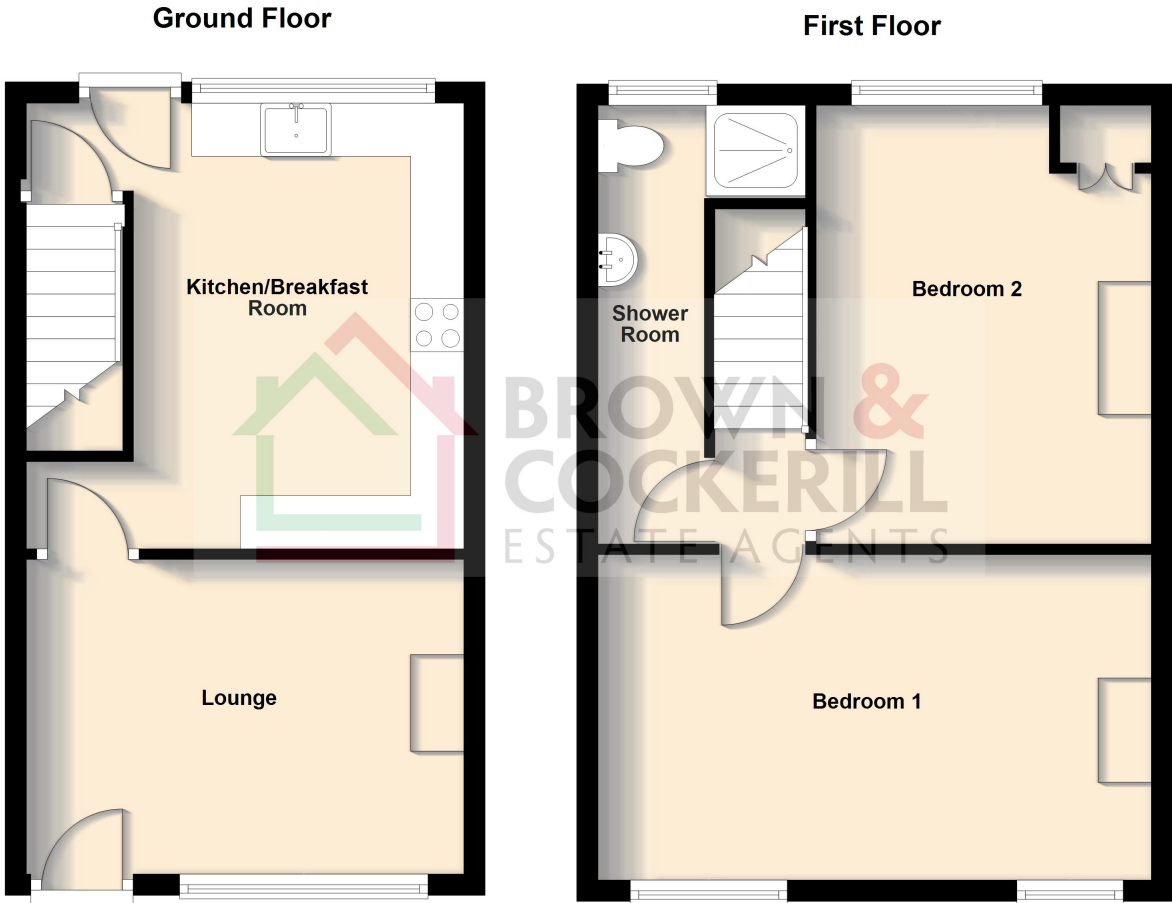
ROOM DIMENSIONS

Ground Floor

- Lounge
11' 9" x 9' 4" (3.58m x 2.84m)
- Kitchen/Breakfast Room
12' 2" x 11' 4" (3.71m x 3.45m)
- First Floor
- Bedroom One
15' 8" x 9' 4" (4.78m x 2.84m)

- Bedroom Two
11' 4" x 9' 6" (3.45m x 2.90m)
- Shower Room
11' 3" maximum x 6' 9" maximum into shower enclosure (3.43m maximum x 2.06m maximum into shower enclosure)
- Externally
- Brick Built Store
13' 6" x 5' 3" (4.11m x 1.60m)

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.