



10 SPRING STREET

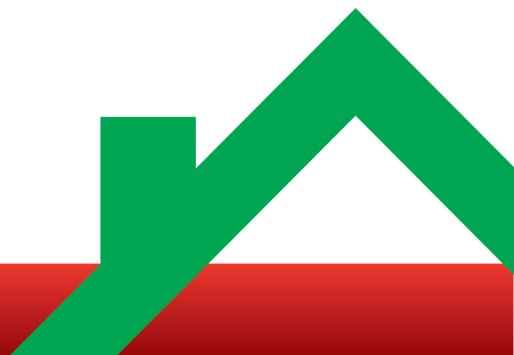
RUGBY
WARWICKSHIRE
CV21 3HH

£220,000 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 three bedroom mid terraced property with an attic room that is conveniently located and within walking distance of Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Rugby town centre provides a wide range of amenities, including independent and high street shops, supermarkets, restaurants, public houses, takeaway outlets and cultural facilities such as a public library and churches of several denominations. The area is also well served by highly regarded schooling for all ages.

For commuters, Rugby railway station operates a regular mainline intercity services to Birmingham New Street and London Euston in under an hour and there is excellent access to the M1, M6, A5 and A14 road and motorway networks.

The property has had a loft conversion and therefore, the accommodation is set over three floors. In brief, there is an entrance porch giving access into lounge which has a feature chimney breast and log burning stove. Stairs rise to the first floor landing between the lounge and separate dining room which has a useful under stairs storage cupboard (currently used as office space). The kitchen has a pedestrian door giving access into the rear garden and is fitted with an oven and hob with extractor over and has space for an upright fridge/freezer. The fully tiled ground floor family bathroom is fitted with a three piece white suite to include a bath with shower and screen over; inset wash hand basin and low level w.c.

To the first floor; the landing has doors off to two well proportioned bedrooms and further stairs risings into the loft conversion/attic room/bedroom three, where there is restricted head height, Velux window and storage into eaves.

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

Externally, to the front is a fore garden enclosed with a low level brick wall and a pathway leading to the front entrance door. The rear garden is enclosed by a brick wall and timber fencing to the boundaries. There is a paved patio area to the immediate rear with steps up to a lawned area with a pathway leading to a garden workshop/garage with pedestrian door and window.

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

AGENTS NOTES

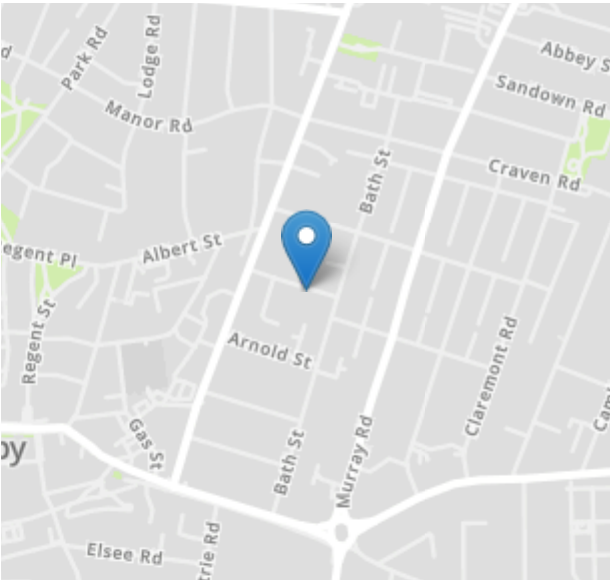
Council Tax Band 'A'.
Estimated Rental Value: £1000 pcm approx.
What3Words: ///called.busy.serves

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 Traditional Three Bedroom Mid Terraced Property with Attic Room**
- **Conveniently Located for Rugby Town Centre and Railway Station**
- **Lounge with Log Burner and Separate Dining Room**
- **Kitchen with Oven and Hob and Ground Floor Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators**
- **Upvc Double Glazing**
- **Enclosed Rear Garden**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

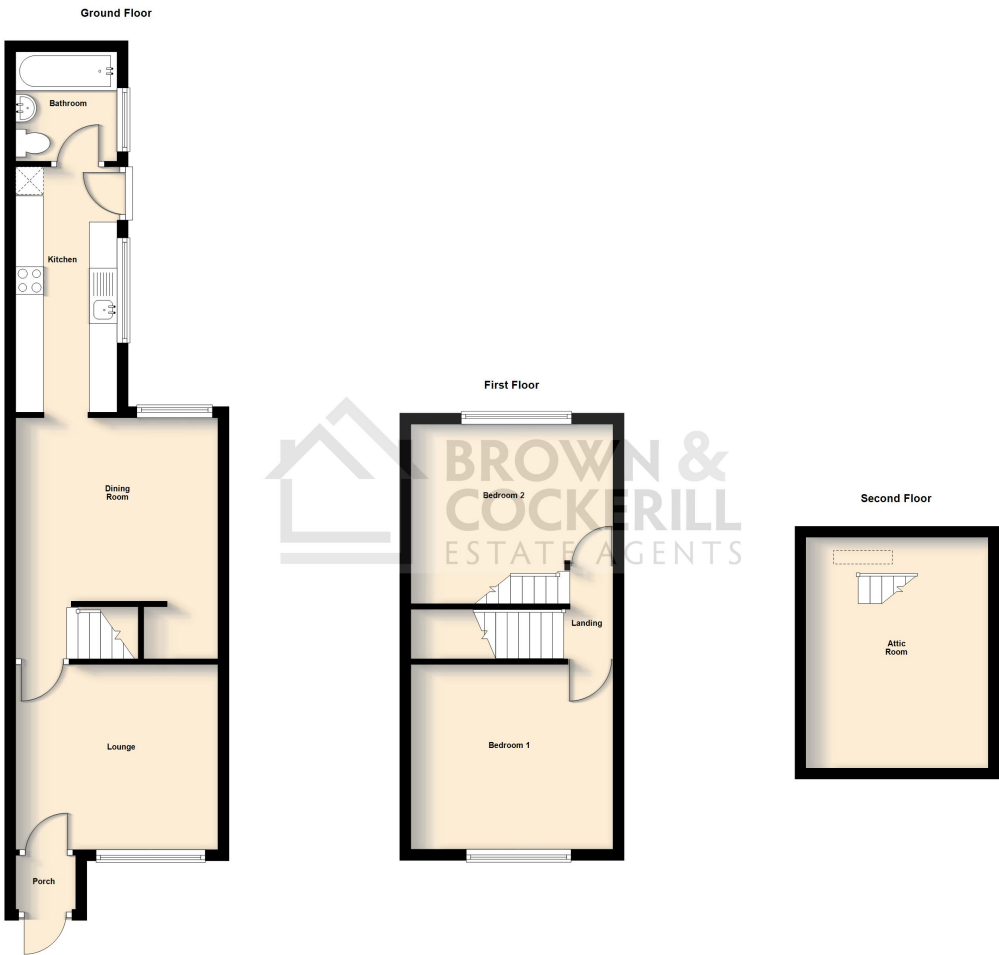
Ground Floor

Entrance Porch
3' 7" x 3' 2" (1.09m x 0.97m)
Lounge
12' 0" x 11' 0" (3.66m x 3.35m)
Dining Room
12' 0" x 10' 10" (3.66m x 3.30m)
Kitchen
14' 5" x 6' 0" (4.39m x 1.83m)
Family Bathroom
6' 5" x 5' 10" (1.96m x 1.78m)

First Floor

Bedroom One
12' 0" x 11' 0" (3.66m x 3.35m)
Bedroom Two
12' 1" x 10' 0" (3.68m x 3.05m)
Second Floor
Attic Room/Bedroom Three
16' 3" x 10' 9" (4.95m x 3.28m)

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.