



4 ADAMS STREET

Offers Over £185,000 Freehold

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2HT



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom mid terraced property located in New Bilton and within walking distance of Rugby town centre. The property is of standard brick built construction with a tiled roof.

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 a storage cupboard, lounge with feature fireplace, separate dining room with door to stairs which rise to the first floor landing, fitted kitchen with door to rear garden, inner lobby and part tiled ground floor family bathroom fitted with a modern three piece white suite.

To the first floor there are three well proportioned bedrooms.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, there is on street parking to the front of the property and an enclosed rear garden which is predominantly laid to lawn with a concrete hard standing to the immediate rear.

Early viewing is highly recommended. The property is considered to be an ideal investment/first time purchase and has HMO potential (house of multiple occupancy). The property is currently tenanted and achieves a rental income of £995 pcm. The tenants may be willing to remain but the property can also be available vacant upon completion.

The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 90 m² (968 ft²).

AGENTS NOTES

Council Tax Band 'A'.

Current Rental Income: £995 pcm

What3Words: ///risen.invite.ideas

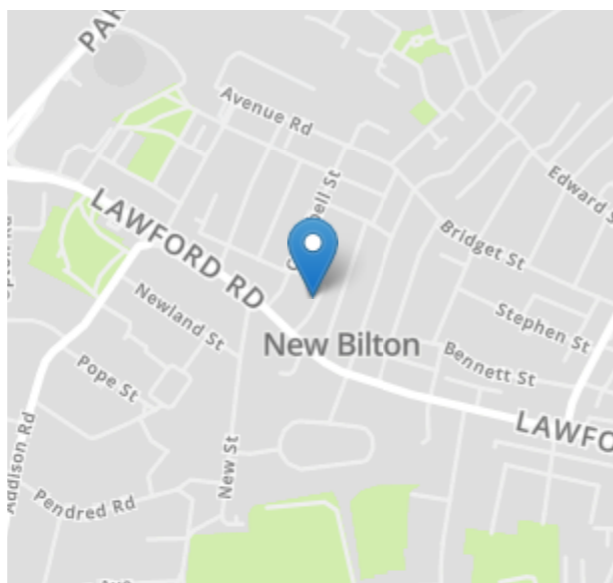
MORTGAGE & LEGAL ADVICE

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 Three Bedroom Mid Terraced Property**
- **Convenient for Rugby Town Centre**
- **Ideal Investment/First Time Purchase/HMO Potential**
- **Two Separate Reception Rooms**
- **Ground Floor Bathroom Fitted with White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Rear Garden and On Street Parking**
- **Early Viewing Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		55	83
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

13' 11" x 3' 4" (4.24m x 1.02m)

Lounge

10' 11" x 8' 1" (3.33m x 2.46m)

Dining Room

11' 11" x 10' 10" (3.63m x 3.30m)

Kitchen

12' 3" x 6' 4" (3.73m x 1.93m)

Inner Lobby

3' 1" x 1' 11" (0.94m x 0.58m)

Ground Floor Family Bathroom

7' 6" x 6' 4" (2.29m x 1.93m)

First Floor

Landing

14' 2" x 3' 4" (4.32m x 1.02m)

Bedroom One

13' 7" x 10' 11" (4.14m x 3.33m)

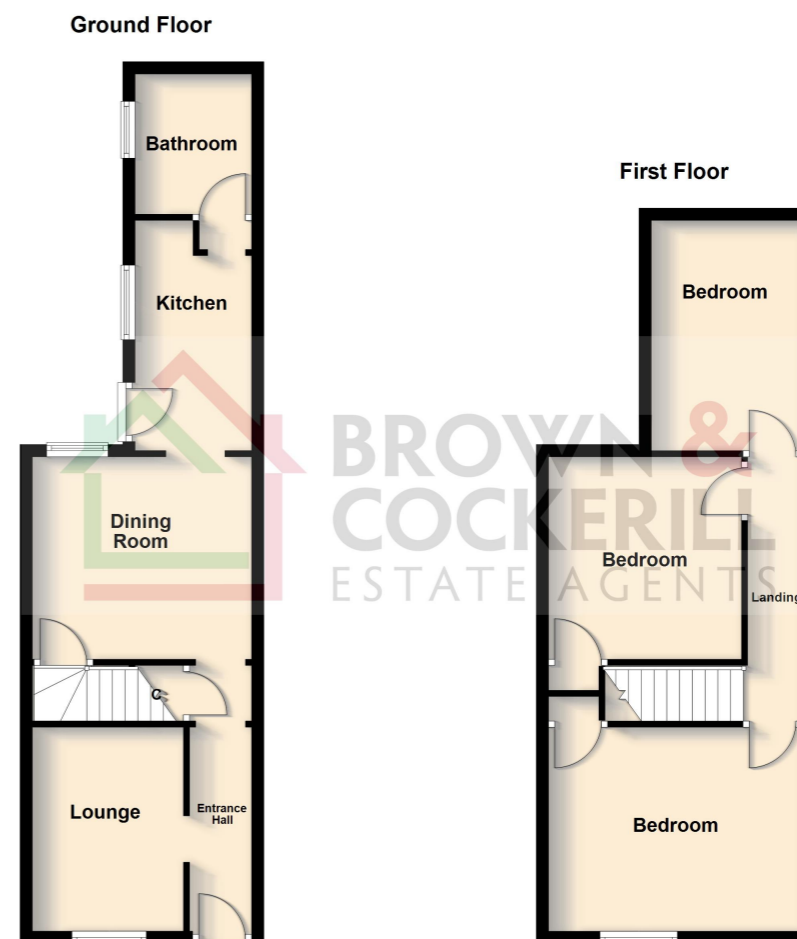
Bedroom Two

11' 0" x 10' 11" (3.35m x 3.33m)

Bedroom Three

12' 4" x 8' 4" (3.76m x 2.54m)

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.