



75 MURRAY ROAD

Offers Over £290,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3JW



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this spacious four bedroom mid terraced property which is conveniently located and within walking distance of Rugby town centre and railway station. The traditional property is of standard brick built construction with a tiled roof and has all mains services connected.

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 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 an entrance hall with original tiled flooring and stairs rising to the first floor landing. Reception room one has a feature fireplace and bay window. Reception room two has a feature chimney breast with mantle, feature log burning stove and French doors opening onto the rear garden. There is a third separate reception room currently used as a breakfast room which has an under stairs storage cupboard and further storage cupboard. The fitted kitchen has an induction hob with oven beneath and extractor over, space and plumbing for appliances and benefits from a separate utility room giving access to a ground floor cloakroom/w.c. fitted with a low flush w.c. and vanity wash hand basin.

To the first floor, there are three double bedrooms, a further single bedroom and a family bathroom fitted with a panelled bath with shower over, low level w.c. and pedestal wash hand basin.

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

Externally, there is a paved fore garden enclosed by a low level brick wall. The low maintenance and enclosed rear garden is paved with a timber gate giving access to garage which can be accessed from Wells Street.

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

AGENTS NOTES

Council Tax Band 'C'

Estimated Rental Value: £1300 pcm approx

What3Words: ///rate.runner.relate

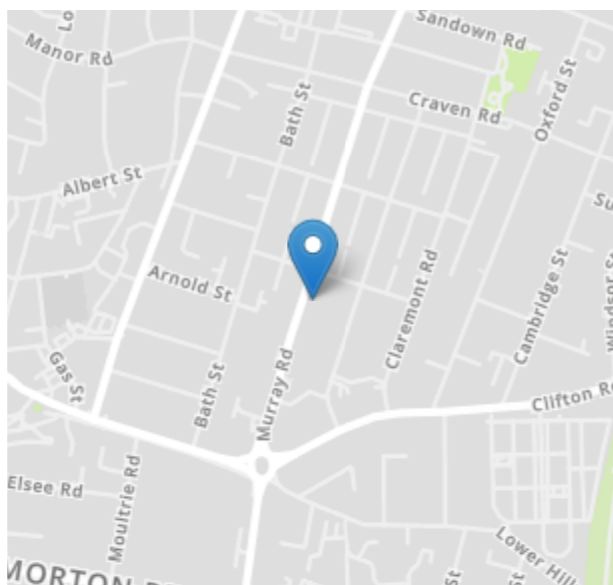
MORTGAGE & LEGAL ADVICE

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 Spacious and Traditional Four Bedroom Mid Terraced Property**
- **Walking Distance of Rugby Town Centre and Railway Station**
- **Three Separate Reception Rooms and Ground Floor Cloakroom/W.C.**
- **Kitchen and Separate Utility Room**
- **Four Double Bedrooms**
- **First Floor Family Bathroom with Three Piece Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Low Maintenance Rear Garden and Garage, Early Viewing is Highly Recommended, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

22' 0" x 2' 10" (6.71m x 0.86m)

Reception Room One

12' 4" x 12' 11" into bay (3.76m x 3.94m into bay)

Reception Room Two

12' 10" x 9' 11" (3.91m x 3.02m)

Reception Room Three

10' 11" x 8' 11" (3.33m x 2.72m)

Kitchen

12' 2" x 8' 10" (3.71m x 2.69m)

Utility Room

8' 10" x 7' 5" (2.69m x 2.26m)

Ground Floor Cloakroom/W.C.

5' 1" x 2' 11" (1.55m x 0.89m)

First Floor

Landing

32' 0" x 5' 0" maximum (9.75m x 1.52m maximum)

Bedroom One

15' 7" x 10' 11" (4.75m x 3.33m)

Bedroom Two

12' 11" x 9' 11" (3.94m x 3.02m)

Bedroom Three

9' 6" x 8' 11" (2.90m x 2.72m)

Bedroom Four

10' 1" x 6' 0" (3.07m x 1.83m)

Family Bathroom

9' 10" maximum x 6' 0" (3.00m maximum x 1.83m)

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.