



39 CROMWELL ROAD

Offers Over £140,000 Freehold

RUGBY
WARWICKSHIRE
CV22 5LY



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom mid terraced property that is in need of some modernisation/refurbishment and is conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and has mains services connected (with the exception of gas TBC).

There are a range of local amenities to include a parade of shops and stores, hot food take away outlets and schooling for all ages. Rugby railway station and town centre are within easy walking distance and offer a more comprehensive range of shops, stores and supermarkets, restaurants and cafes, library, public houses, doctors surgeries, leisure facilities, recreational parks and churches of several denominations.

Rugby railway station operates a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is also easy access to the M1, M6, A5 and A14 road and motorway networks, making this location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance porch giving access to the entrance hall. The lounge has a box bay window and fireplace and there is a separate dining room with stairs rising to the first floor landing. The inner hallway can be accessed off the kitchen and has a large pantry cupboard with shelving. The ground floor family shower room is fitted with a three piece white suite to include a corner shower enclosure, low level w.c. and pedestal wash hand basin.

To the first floor, there are three well proportioned bedrooms all with period cast iron fireplaces.

The property has electric storage heating and benefits from Upvc double glazing.

Externally, to the front is small fore garden enclosed by a low level brick wall. The rear garden is in need of some cultivation and is predominantly laid to lawn. There is a wooden workshop and detached garage. The garage has an up and over door with further pedestrian door accessible from the garden. The property has a right of access across neighbouring properties and the garage has rear vehicle access via a service lane to the side.

The property is considered to be an ideal refurbishment/investment opportunity and is being offered for sale with no onward chain.

Gross Internal Area: approx. 80 m² (861 ft²).

AGENTS NOTES

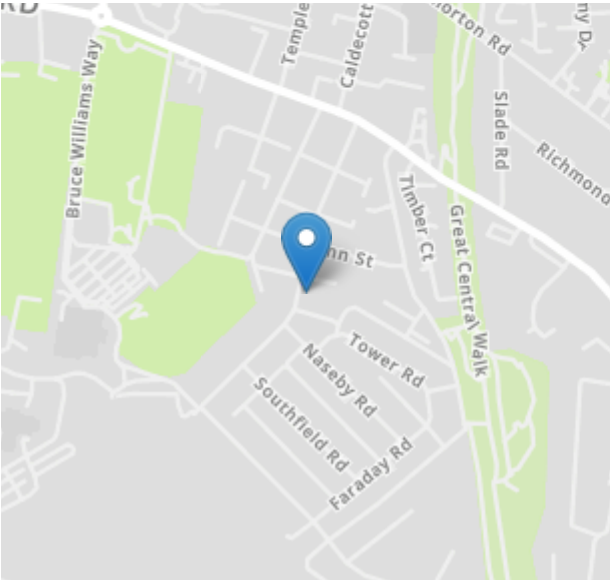
Council Tax Band 'B'.
What3Words: ///down.radar.keeps

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 Three Bedroom Mid Terraced Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Lounge and Separate Dining Room
- Kitchen and Inner Hallway with Large Pantry Cupboard
- Ground Floor Shower Room with Three Piece White Suite
- Electric Heating and Upvc Double Glazing
- Enclosed Rear Garden and Garage
- Ideal Refurbishment/Investment Property, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

- Entrance Hall
12' 6" x 2' 10" (3.81m x 0.86m)
- Lounge
12' 10" into box bay window x 9' 1" (3.91m into box bay window x 2.77m)
- Dining Room
12' 5" x 10' 5" (3.78m x 3.17m)
- Kitchen
12' 1" x 7' 0" (3.68m x 2.13m)
- Family Shower Room
7' 1" x 5' 3" (2.16m x 1.60m)

First Floor

- Bedroom One
12' 5" x 10' 4" (3.78m x 3.15m)
- Bedroom Two
10' 5" x 9' 3" (3.17m x 2.82m)
- Bedroom Three
012' 5" x 7' 1" (3.78m x 2.16m)
- Externally
- Wooden Workshop
12' 4" x 7' 7" (3.76m x 2.31m)
- Garage

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.