



## 82 Campbell Street

New Bilton  
Rugby  
Warwickshire  
CV21 2HZ

**£175,000 Freehold**



- A Two Bedroom Mid Terrace Home
- Popular Residential Location
- Convenient Access to Rugby Town Centre and Railway Station
- Lounge, Dining Room and Fitted Kitchen
- Two Double Bedrooms, First Floor Family Bathroom
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Offered For Sale with No Onward Chain
- Early Viewing is Considered Essential

Brown & Cockerill Estate Agents  
12 Regent Street  
Rugby  
Warwickshire  
CV21 2QF

Email: [sales@brownandcockerill.co.uk](mailto:sales@brownandcockerill.co.uk)  
Website: [www.brownandcockerill.co.uk](http://www.brownandcockerill.co.uk)





## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom mid terraced property situated within this popular residential area of New Bilton, Rugby.

There are range of amenities available within the immediate area to include local shops and stores, hot food takeaway outlets, public houses, bus routes to all areas and is within walking distance of Rugby town centre.

There is easy commuter access to the M1/M6/A5 and A14 road and motorway networks and Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The property is of traditional brick construction with a concrete tiled roof and offers accommodation set over two floors. In brief, the accommodation comprises of a lounge with a feature fireplace, separate dining room and a kitchen.

To the first floor there are two well proportioned bedrooms and a family bathroom with a three piece white suite.

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

Externally, there is a small fore garden enclosed by a low level brick wall. To the rear, there is an enclosed and low maintenance courtyard garden.

Offered for sale with no onward chain, early viewing is considered essential.

Gross Internal Area: approx. 67 m<sup>2</sup> (721 ft<sup>2</sup>).

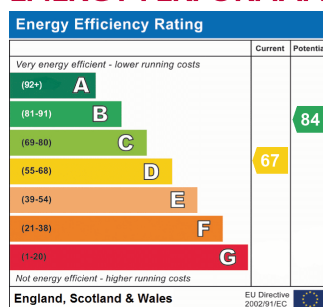
## AGENTS NOTES

Council Tax Band 'A'.  
Estimated Rental Value: £850 pcm approx.  
What3Words: ///loose.ozone.corn

## 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.

## ENERGY PERFORMANCE CERTIFICATE



## Ground Floor

### LOUNGE

12' 10" x 10' 4" (3.91m x 3.15m)

### DINING ROOM

13' 6" x 12' 10" (4.11m x 3.91m)

### KITCHEN

7' 5" x 6' 10" (2.26m x 2.08m)

## First Floor

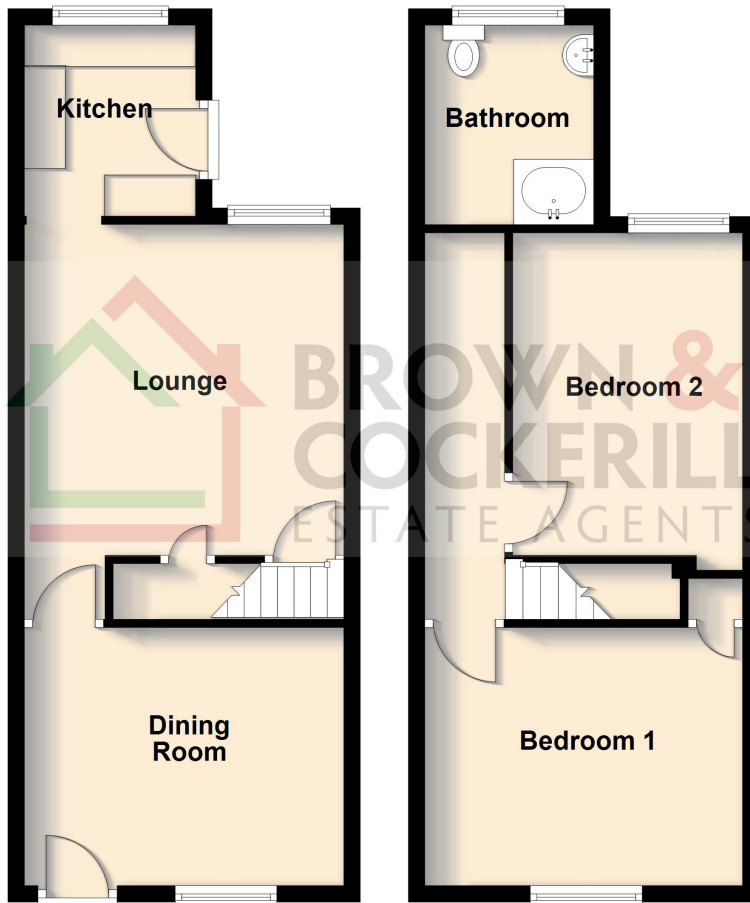
### BEDROOM ONE

12' 10" x 10' 4" (3.91m x 3.15m)

### BEDROOM TWO

13' 5" x 10' 0" (4.09m x 3.05m)

### BATHROOM



GROUND FLOOR

FIRST FLOOR



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