

30 LANCASTER ROAD

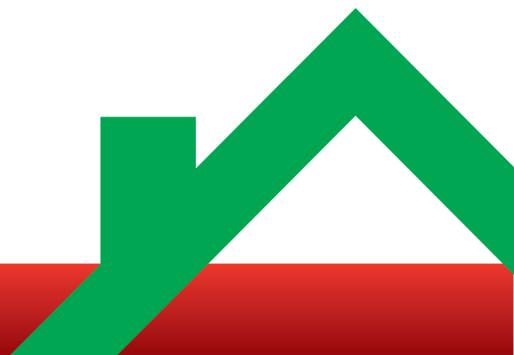
Guide Price £375,000 Freehold

RUGBY
WARWICKSHIRE
CV21 2QW



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended four bedroom semi detached property which 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 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 commuter 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 open entrance porch and entrance hall with original Parquet flooring and stairs rising to the first floor landing. The lounge has a box bay window and feature fireplace with wooden surround and open fire. There is a second reception room which is currently used as a study and a further separate dining room with wooden flooring and double glazed French doors opening out into the rear garden. The kitchen/breakfast room has space for a cooker, ceramic Belfast sink with mixer tap over and a door to the rear garden. There is a separate utility room which gives access to the ground floor cloakroom/w.c.

To the first floor, the landing gives access to four well proportioned bedrooms and a part tiled family bathroom fitted with a three piece white suite to include a panelled bath, pedestal wash hand basin and high flush w.c.

The property benefits from gas fired central heating to radiators.

Externally, there is a low maintenance fore garden with gated side pedestrian access and a rear garden which is enclosed by timber fencing and brick wall. The garden is of low maintenance with block paving, slabbed areas and has a covered area which is ideal for al fresco dining and entertaining. There is a garage, off road parking for one vehicle and a useful workshop/store.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 139 m² (1496 ft²).

AGENTS NOTES

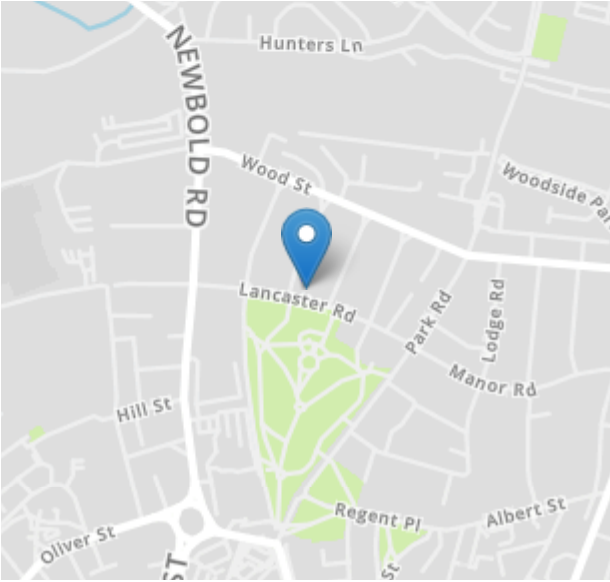
Council Tax Band 'D'. Estimated Rental Value: £1300 pcm approx.
What3Words: ///forks.foal.bonus

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 Four Bedroom Semi Detached Property
- Conveniently Located for Town Centre and Railway Station
- Lounge with Feature Fireplace, Study and Separate Dining Room with French Doors to Rear Garden
- Kitchen/Breakfast Room with Separate Utility Room, Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom with Three Piece White Suite
- Gas Fired Central Heating to Radiators
- Enclosed Low Maintenance Rear Garden, Garage and Workshop/Store
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

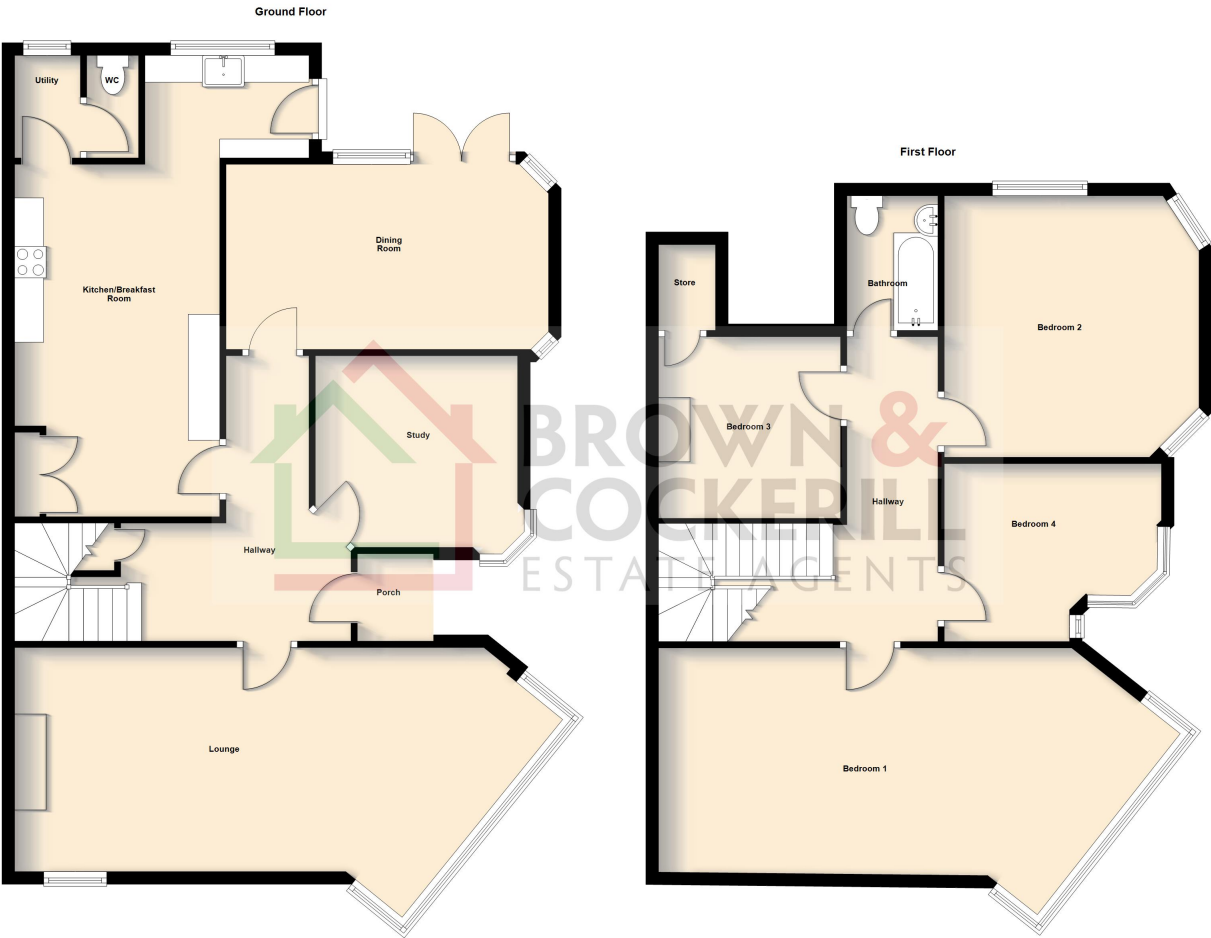
Ground Floor

Entrance Hall
11' 1" maximum x 10' 8" maximum (3.38m maximum x 3.25m maximum)
Lounge
17' 0" maximum x 11' 9" (5.18m maximum x 3.58m)
Study
10' 4" x 10' 2" (3.15m x 3.10m)
Dining Room
15' 6" x 11' 9" (4.72m x 3.58m)
Kitchen/Breakfast Room
24' 7" maximum x 13' 7" maximum (7.49m maximum x 4.14m maximum)
Utility Room
5' 8" x 2' 9" (1.73m x 0.84m)
Ground Floor Cloakroom/W.C.
4' 4" x 2' 4" (1.32m x 0.71m)

First Floor

Landing
13' 3" x 3' 4" (4.04m x 1.02m)
Bedroom One
17' 3" maximum x 12' 8" maximum (5.26m maximum x 3.86m maximum)
Bedroom Two
11' 9" x 10' 8" (3.58m x 3.25m)
Bedroom Three
11' 9" x 10' 1" (3.58m x 3.07m)
Bedroom Four
15' 4" x 10' 4" (4.67m x 3.15m)
Family Bathroom
8' 7" x 5' 0" (2.62m x 1.52m)
Externally
Garage
16' 2" x 9' 8" (4.93m x 2.95m)
Workshop/Store
9' 6" x 6' 7" (2.90m x 2.01m)

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.