



4 WILLIAM STREET

£199,950 Freehold

RUGBY  
WARWICKSHIRE  
CV21 3HA



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this traditional two bedroom mid terraced property which is of standard brick built construction with a tiled roof and conveniently located in Rugby town centre.

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 and there is 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 stairs rising to the first floor landing. The lounge has a feature chimney breast and the separate dining room has French doors opening onto the rear garden and a further door giving access to the stairs leading down to the cellar. The kitchen has space for a tall free standing fridge/freezer and space for a dishwasher. There is space and plumbing for an automatic washing machine and tumble dryer at the top of the cellar stairs or in the bathroom.

To the first floor, there are two double bedrooms with bedroom one having a storage cupboard and fireplace. The generously sized family bathroom is fitted with a modern three piece white suite with a shower over the bath.

There is the potential to extend the property up into the loft space with access easily made off the upstairs landing. There is also potential to convert the cellar into habitable space.

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

Externally, to the front of the property is a small courtyard fore garden and a rear garden which is enclosed by brick walling and is predominantly laid to lawn with a decked area to the immediate rear. The enclosed rear garden represents a secure space as it can only be accessed through the property.

Early viewing is highly recommended to avoid disappointment. The property is considered to be an ideal first time buy/investment opportunity and is being offered for sale with no onward chain.

Gross Internal Area: approx. 94 m<sup>2</sup> (1011 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'A'.

Estimated Rental Value: £895 pcm approx.

What3Words: ///robe.baking.myself

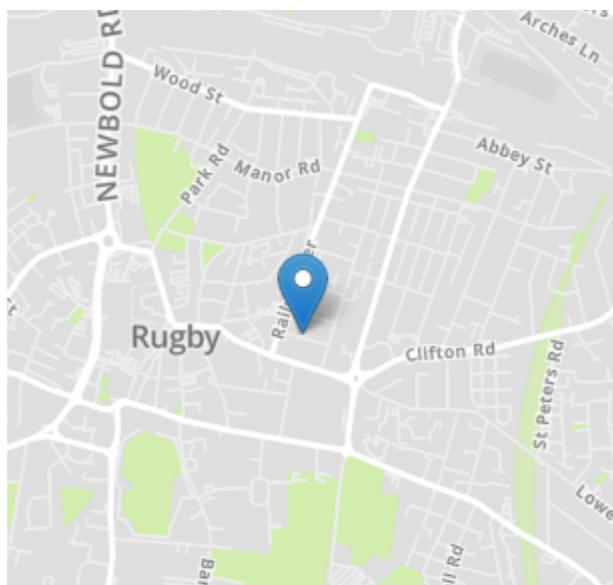
## MORTGAGE & LEGAL ADVICE

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 Two Bedroom Mid Terraced Property in Convenient Town Centre Location**
- **Lounge and Separate Dining Room**
- **Fitted Kitchen and Cellar**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Small Courtyard Fore Garden and Enclosed Rear Garden**
- **Early Viewing Highly Recommended and No Onward Chain**
- **Ideal First Time Buy/Investment Purchase**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		57	79
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### First Floor

#### Entrance Hall

28' 1" x 3' 2" (8.56m x 0.97m)

#### Lounge

12' 1" x 12' 1" (3.68m x 3.68m)

#### Dining Room

12' 2" x 12' 1" (3.71m x 3.68m)

#### Kitchen

9' 2" x 6' 8" (2.79m x 2.03m)

### Cellar

15' 8" x 12' 2" (4.78m x 3.71m)

### First Floor

#### Bedroom One

15' 8" x 12' 1" (4.78m x 3.68m)

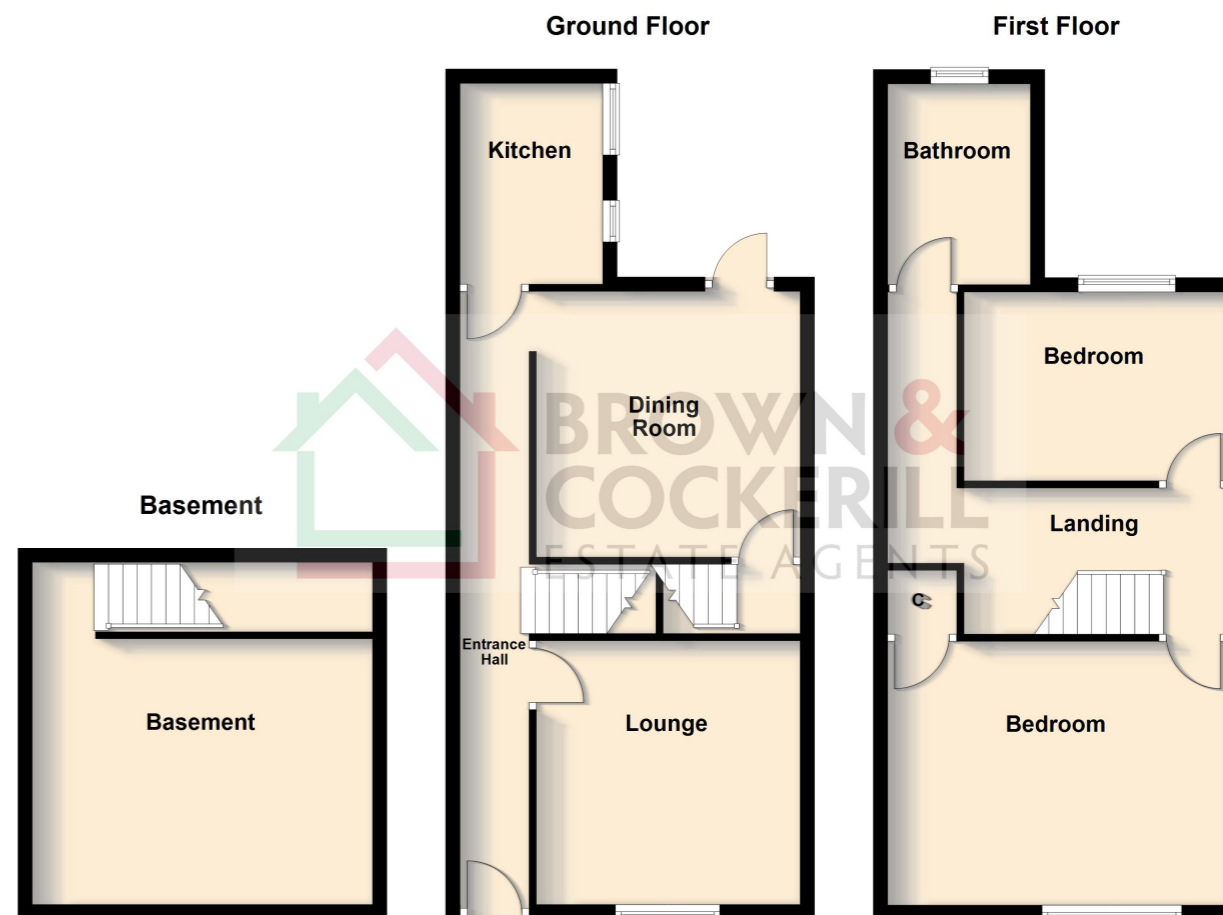
#### Bedroom Two

12' 8" x 8' 9" (3.86m x 2.67m)

#### Family Bathroom

10' 2" x 6' 9" (3.10m x 2.06m)

## 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.