



247 CLIFTON ROAD

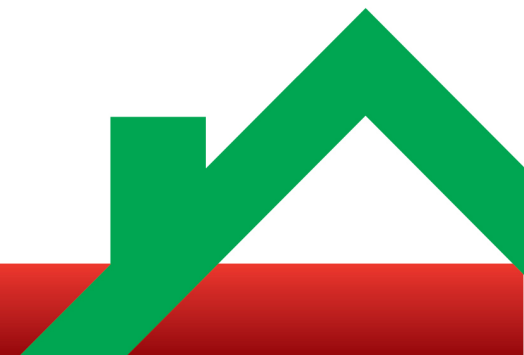
£345,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3QU



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 charming and characterful two bedroom traditional townhouse, ideally situated within walking distance of Rugby town centre and Rugby railway station. This delightful home blends classic period features with modern comforts whilst retaining much of its original character.

Rugby town centre provides a wide range of amenities, including independent and high street shops, supermarkets, restaurants, pubs, takeaways, and cultural facilities such as a public library and churches of several denominations. The area is also well served by highly regarded local schooling for all ages. For commuters, Rugby railway station offers fast intercity services to Birmingham New Street and London Euston in under an hour, with excellent access to the M1, M6, A5 and A14 road networks.

In brief, the accommodation comprises of an entrance hall, lounge with a striking cast iron fireplace and shelving either side of the chimney breast and elegant plantation shutters that enhance both style and privacy. The separate dining room offers a cosy yet versatile space.

At the heart of the home lies the spacious kitchen/breakfast room, thoughtfully fitted with a Belfast sink and Range-style cooker with extractor over; ideal for those who appreciate traditional design and functionality. A useful utility room/home office provides additional space for appliances and leads directly to the rear garden.

To the first floor, there are two generously proportioned bedrooms and a family bathroom which has been tastefully fitted with a white three piece suite, including a bath with shower over, a vanity unit with inset basin, and low-level w.c.

The property benefits from gas central heating, Upvc double glazing, and is built in traditional brick under a tiled roof with all mains services connected.

Outside, the home has real curb appeal with a fore garden enclosed by low level brick walling and railings. A pathway leads to the entrance porch, while the enclosed rear garden offers a peaceful retreat, mainly laid to lawn with a patio area and timber garden shed – perfect for entertaining or relaxing.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 98 m² (1054 ft²).

AGENTS NOTES

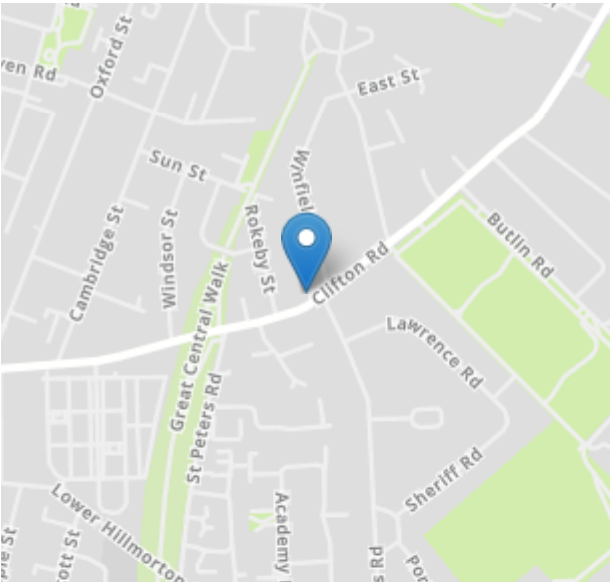
Council Tax Band 'B'.
Estimated Rental Value: £1050 pcm approx.
What3Words: ///slate.venues.festivity

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 Stunning Two Bedroom Period Townhouse
- Lounge with Feature Fireplace and Separate Dining Room
- Conveniently Located for Rugby Town Centre and Railway Station
- Kitchen/Breakfast Room with Range Cooker and Separate Utility/Office Space
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing, Plantation Shutters and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	55	68		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(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 Porch
4' 5" x 2' 1" (1.35m x 0.64m)
Lounge
15' 0" x 11' 11" (4.57m x 3.63m)
Dining Room
11' 7" x 10' 2" (3.53m x 3.10m)
Kitchen/Breakfast Room
14' 7" x 12' 9" (4.45m x 3.89m)
Utility Room/Office Space
7' 5" x 6' 9" (2.26m x 2.06m)

First Floor

Landing
16' 7" x 5' 3" (5.05m x 1.60m)
Bedroom One
15' 0" x 11' 11" (4.57m x 3.63m)
Bedroom Two
10' 4" x 9' 0" (3.15m x 2.74m)
Family Bathroom
6' 9" x 6' 4" (2.06m x 1.93m)

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.