



12 VICARAGE HILL

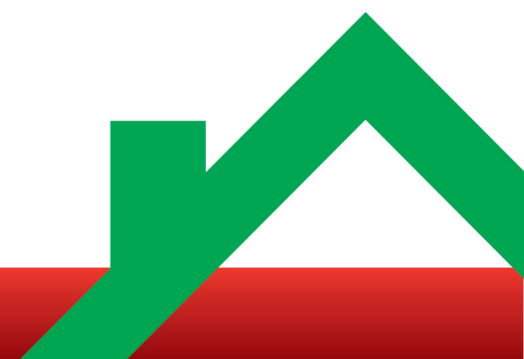
Offers Over £225,000 Freehold

12 CLIFTON-UPON-DUNSMORE
RUGBY
WARWICKSHIRE
CV23 0DG



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this two bedroom mid terraced property situated within the sought after village location of Clifton-upon-Dunsmore which is located on the northern outskirts of Rugby town centre.

The property is of traditional brick construction with a tiled roof and is within walking distance of all local village amenities to include a convenience store, hair & beauty salon, village church, public house/restaurant and Clifton-upon-Dunsmore Church of England Primary School which has an outstanding Ofsted rating.

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

In brief, the accommodation comprises of a lounge with a feature brick built fireplace, separate dining room with a feature brick built fireplace and a fitted kitchen with integrated oven and hob and separate utility room.

To the first floor there are two well proportioned bedrooms both with period fireplaces and a stunning family bathroom fitted with a modern three piece white suite to include a free standing roll top bath.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected, including telephone, broadband and cable and satellite television.

Externally, the front garden is enclosed by hedging and picket fencing. The enclosed rear garden is predominantly laid to lawn with a slabbed patio area to the immediate rear.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 76 m² (818 ft²).

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £995 pcm approx.
What3Words: ///teach.oasis.acting

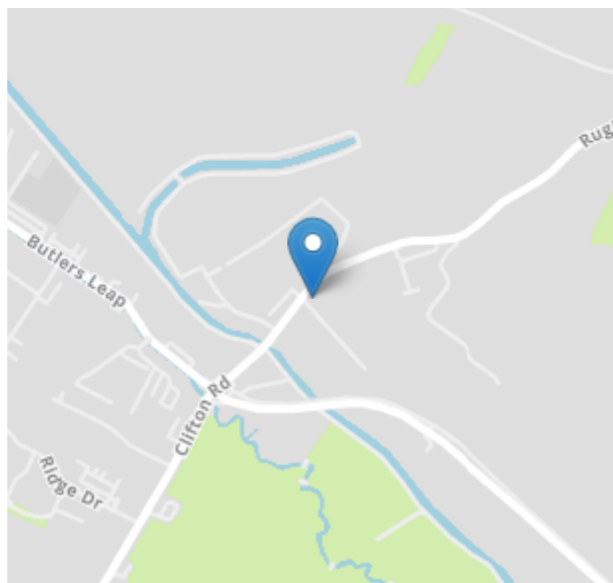
MORTGAGE & LEGAL ADVICE

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
- Sought After Village Location
- Lounge and Separate Dining Room both with Feature Brick Built Fireplaces
- Fitted Kitchen with Integrated Oven and Hob and Separate Utility Room
- First Floor Family Bathroom with Modern Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Front and Rear Gardens
- Early Viewing is Considered Essential



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	55	
(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

Lounge

14' 2" into bay window x 12' 5" (4.32m into bay window x 3.78m)

Dining Room

11' 6" x 11' 4" (3.51m x 3.45m)

Kitchen

9' 11" x 6' 11" (3.02m x 2.11m)

Utility Room

7' 6" x 5' 8" (2.29m x 1.73m)

First Floor

Bedroom One

12' 6" x 11' 6" (3.81m x 3.51m)

Bedroom Two

11' 6" x 7' 1" (3.51m x 2.16m)

Family Bathroom

10' 4" x 6' 10" (3.15m x 2.08m)

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.