



111 GLEBE CRESCENT

£265,000 Freehold

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2HQ



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 well presented three bedroom semi detached home situated in the popular residential area of New Bilton, Rugby.

There are a range of amenities available within the immediate area to include a parade of shops and stores, public house, recreational park, and bus routes to all areas. Rugby railway station operates an intercity mainline service to London Euston and Birmingham New Street within the hour.

In brief, the accommodation comprises of an entrance hall, lounge with feature fireplace, refitted kitchen/dining room with integrated gas hob and electric oven and a breakfast room.

To the first floor there are three well proportioned bedrooms and a family bathroom fitted with a three piece white suite. The master bedroom benefits from built in wardrobes.

The property is of traditional brick construction and benefits from gas fired central heating to radiators and Upvc double glazing.

Externally, there is a lawned fore garden with driveway to the side providing off road parking and access to an oversized single garage.

There is an enclosed rear garden with patio area to the side and rear.

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

Gross Internal Area: approx. 104m² (1120ft²).

AGENTS NOTES

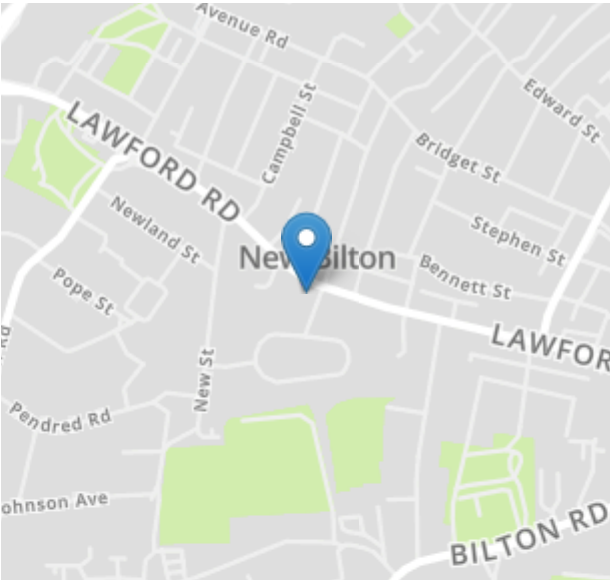
Council Tax Band 'C'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///copper.flops.being

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 Improved Three Bedroom Semi Detached Home
- Lounge with Feature Fireplace
- Refitted Kitchen/Dining Room with Integrated Hob and Oven
- Breakfast Room
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Ample Off Road Parking and Garage
- Early Viewing is Considered Essential and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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

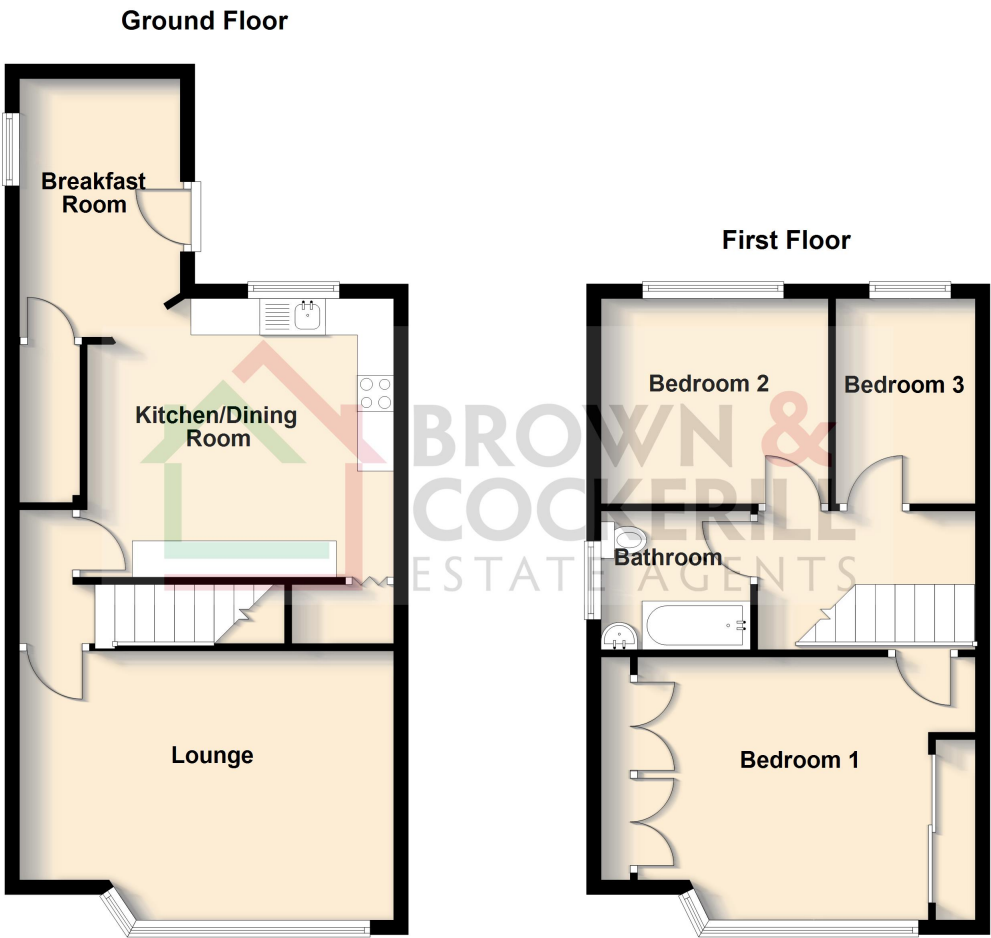
Ground Floor

Lounge
16' 11" x 11' 6" (5.16m x 3.51m)
Kitchen/Dining Room
12' 4" x 11' 11" (3.76m x 3.63m)
Breakfast Room
11' 7" x 7' 3" (3.53m x 2.21m)

First Floor

Bedroom One
13' 8" to wardrobes x 12' 0" (4.17m to wardrobes x 3.66m)
Bedroom Two
10' 3" x 9' 3" (3.12m x 2.82m)
Bedroom Three
9' 3" x 6' 4" (2.82m x 1.93m)
Bathroom
7' 5" x 5' 6" (2.26m x 1.68m)

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.