



**18 STEPHEN STREET**

**Offers Over £155,000 Freehold**

NEW BILTON  
RUGBY  
WARWICKSHIRE  
CV21 2ES



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this standard construction brick built two bedroom mid terraced property situated in the popular residential area of New Bilton, Rugby.

The property is conveniently located for Rugby town centre and its many amenities to include restaurants, public houses, cafes, shops and stores, supermarkets, leisure facilities, churches of several denominations and excellent local schooling for all ages.

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

In brief, the accommodation comprises of a lounge with a feature chimney breast, dining room with a feature chimney breast and under stairs storage, kitchen with fitted oven and hob, inner lobby/utility area with recently installed gas fired central heating boiler and plumbing for automatic washing machine, door opening onto the rear garden and stairs rising to the first floor. The ground floor bathroom is fitted with a modern three piece white suite to include a P-shaped bath with shower over, wash hand basin and w.c. The bathroom is fully tiled and has a heated towel rail and spot lights.

To the first floor there are two well proportioned double bedrooms with bedroom one having a feature chimney breast and bedroom two having access to loft storage space via a pull down ladder.

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

Externally, the enclosed rear garden is block paved and has a gate giving access to the hard standing which is ideal for off road parking.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 66 m<sup>2</sup> (710 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'A'.

Estimated Rental Value: £850 pcm approx.

What3Words: ///effort.splash.ritual

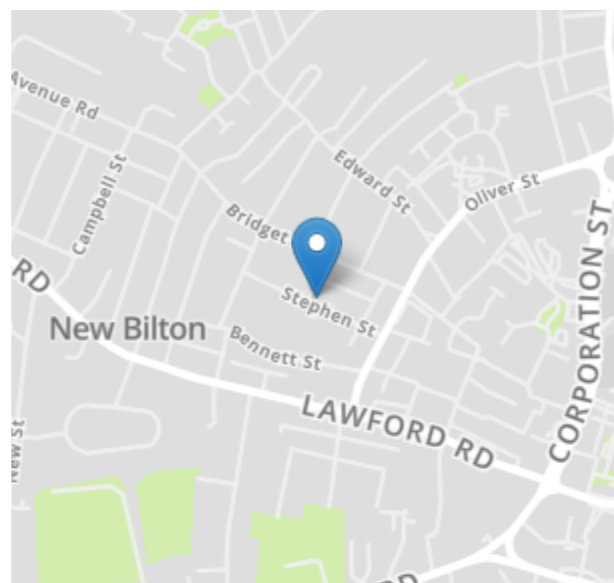
## MORTGAGE & LEGAL ADVICE

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
- Popular Residential Location and Convenient for Rugby Town Centre
- Lounge and Separate Dining Room both with Feature Chimney Breasts
- Fitted Kitchen with Oven and Hob and Separate Lobby/Utility Area
- Ground Floor Bathroom with Modern Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden with Hard Standing Ideal for Off Road Parking
- Early Viewing is Considered Essential



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Lounge

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

#### Dining Room

11' 4" x 11' 3" (3.45m x 3.43m)

#### Kitchen

8' 3" x 5' 11" (2.51m x 1.80m)

#### Inner Lobby/Utility

### Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

### First Floor

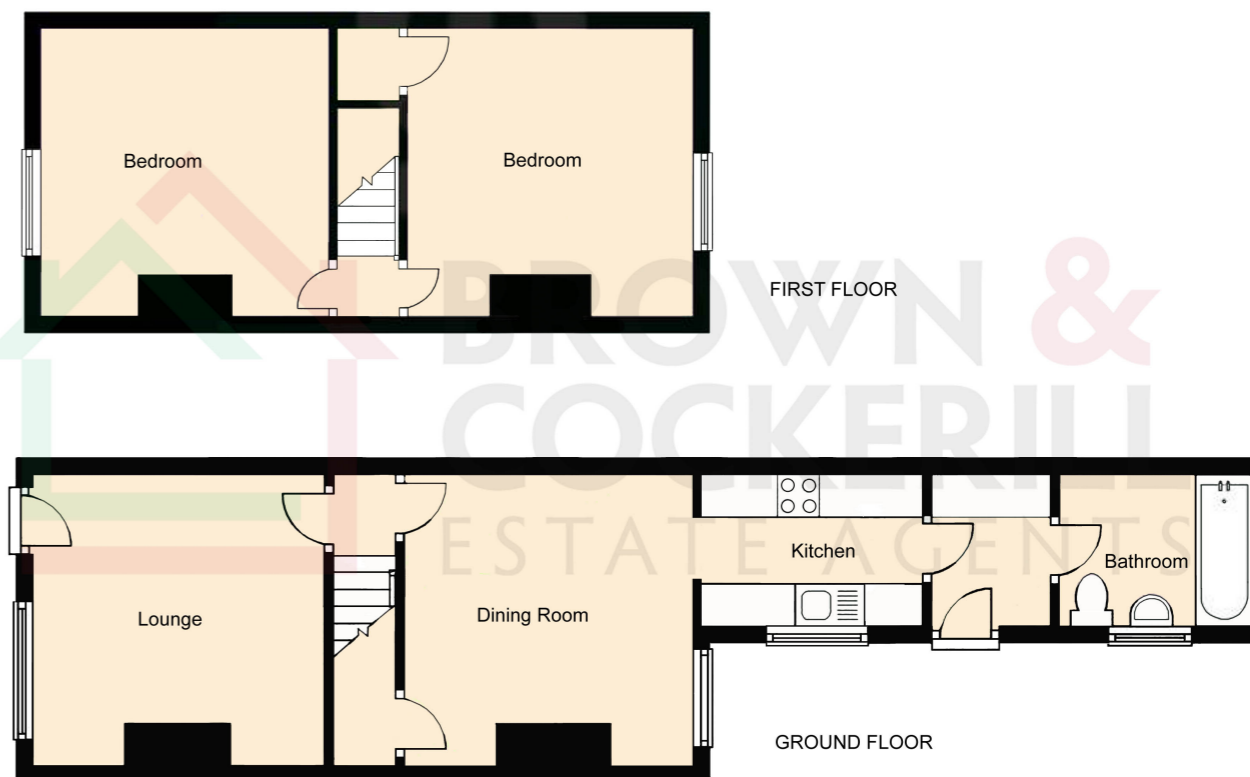
#### Bedroom One

14' 4" x 14' 4" (4.37m x 4.37m)

#### Bedroom Two

14' 4" x 14' 4" (4.37m x 4.37m)

## 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.