



**53 STEPHEN STREET**

NEW BILTON  
RUGBY  
WARWICKSHIRE  
CV21 2ES

**£230,000 Freehold**



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this charming three-bedroom period townhouse, providing spacious and well-presented accommodation arranged over two floors. The property boasts a generous rear garden and is located in the sought-after residential area of New Bilton, Rugby.

Conveniently positioned close to Rugby town centre, the home offers easy access to a wide range of amenities, including shops, supermarkets, cafes, restaurants, public houses, leisure facilities, and places of worship. The area also benefits from excellent local schooling for all ages.

For commuters, the property enjoys superb connectivity, with easy access to the M1, M6, A5, and A14 road networks. Rugby railway station provides a frequent mainline service to Birmingham New Street and London Euston, with journey times of under an hour.

In brief the accommodation comprises of an entrance hall with stairs rising to the first floor landing, lounge with feature fireplace, separate dining room, fitted kitchen with integrated hob and oven. There is a separate utility room with space and plumbing for an automatic washing machine and tumble dryer. The ground floor family bathroom is fitted with a three piece white suite to include a panelled bath with shower over, pedestal wash hand basin and low level w.c.

To the first floor, there is a generous sized landing with doors off to three bedrooms which are all well proportioned.

The property benefits from Upvc double glazing and gas fired central heating to radiators and is of standard solid brick construction with a concrete tiled roof. All Mains Services are connected.

To the rear, there is an enclosed, southerly-facing garden offering a good level of privacy—perfect for alfresco dining and outdoor entertaining. The garden features both patio and lawned areas, with an additional patio section for further seating or relaxation. On-street parking is available at the front of the property.

Gross Internal Area: approx. 97 m² (1044 ft²)

AGENTS NOTES

Council Tax Band 'A'

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 Well Presented Three Bedroom Townhouse
- Lounge With Feature Fireplace And Dining Room
- Kitchen Wiith Intergrated Hob & Oven, Utility Room
- Contemporary Bathroom with Modern Three Piece White Suite
- Doube Glazing & Gas Fired Central Heating
- Close Proximity to Rugby Town Centre and Railway Station
- Rear Garden With Patio and Lawned Area
- Must Be Seen! Call Today To Arrange Your Viewing



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	53	
(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 Hall

11' 9" x 5' 1" (3.58m x 1.55m)

Lounge

13' 0" x 11' 9" (3.96m x 3.58m)

Dining Room

12' 11" x 11' 9" (3.94m x 3.58m)

Kitchen

12' 11" x 7' 5" (3.94m x 2.26m)

Bathroom

7' 2" x 6' 7" (2.18m x 2.01m)

First Floor

Landing

18' 10" x 14' 2" (5.74m x 4.32m)

Bedroom One

14' 1" x 10' 5" (4.29m x 3.17m)

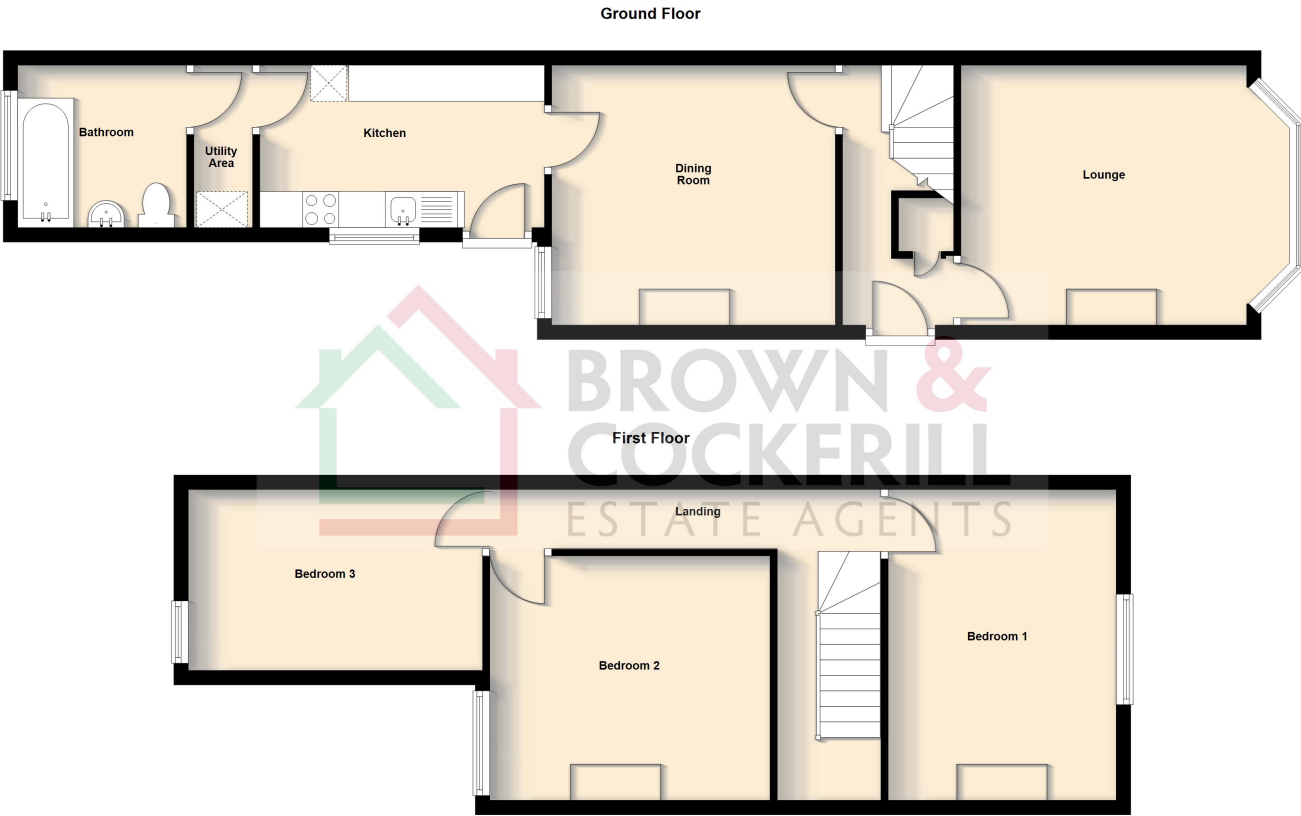
Bedroom Two

12' 11" x 11' 2" (3.94m x 3.40m)

Bedroom Three

12' 11" x 7' 5" (3.94m x 2.26m)

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.