

86 FIRS DRIVE

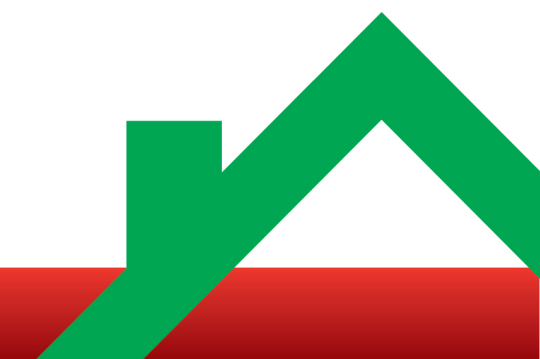
£239,950 Freehold

RUGBY  
WARWICKSHIRE  
CV22 7AQ



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 two bedroom semi detached property situated on a corner plot and conveniently located close to Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof.

The property is within easy walking distance of Rugby town centre with its range of shops and stores, bars, cafes and restaurants, supermarket, recreational facilities, churches of several denominations and excellent local schooling.

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

The accommodation is set over two floors and in brief, comprises of an entrance porch, entrance hall with stairs rising to the first floor landing, lounge/dining room with feature fireplace, fitted kitchen with four ring gas hob, oven beneath and extractor over, separate utility area to the side, conservatory with power and lighting connected and French doors opening onto the rear garden and a ground floor family bathroom/wet room with walk in shower area, low level w.c. and wash hand basin.

To the first floor there are two well proportioned bedrooms with the master bedroom having fitted wardrobes.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

Externally, the front of the property is enclosed by a low level brick wall and wrought iron fencing, a driveway which provides off road parking for two vehicles and gives access to the garage. A pedestrian gate provides access to the rear garden. The enclosed rear garden has hedging to the boundaries, an artificial lawn area and a patio to the immediate rear providing an ideal al-fresco dining/entertaining space. External power and water connections are available.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 73 m<sup>2</sup> (785 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1000 pcm approx.

What3Words: ///rift.arts.bench

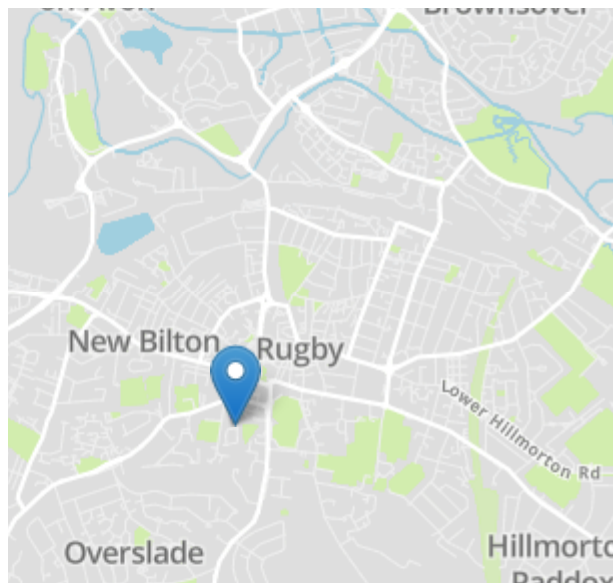
## MORTGAGE & LEGAL ADVICE

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 Semi Detached Property**
- **Conveniently Located for Rugby Town Centre and Railway Station**
- **Lounge/Dining Room with Feature Fireplace**
- **Fitted Kitchen with Oven, Hob and Separate Utility Room**
- **Conservatory with French Doors to Rear Garden**
- **Ground Floor Family Bathroom/Wet Room**
- **Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Porch

7' 5" x 3' 5" (2.26m x 1.04m)

#### Entrance Hall

9' 11" max x 9' 8" (3.02m max x 2.95m)

#### Lounge/Dining Room

26' 8" x 10' 4" max (8.13m x 3.15m max)

#### Kitchen

10' 3" x 6' 11" (3.12m x 2.11m)

#### Utility Room

6' 7" x 3' 2" (2.01m x 0.97m)

### Conservatory

9' 4" x 7' 0" (2.84m x 2.13m)

### Wet Room

7' 8" max x 6' 9" (2.34m max x 2.06m)

### First Floor

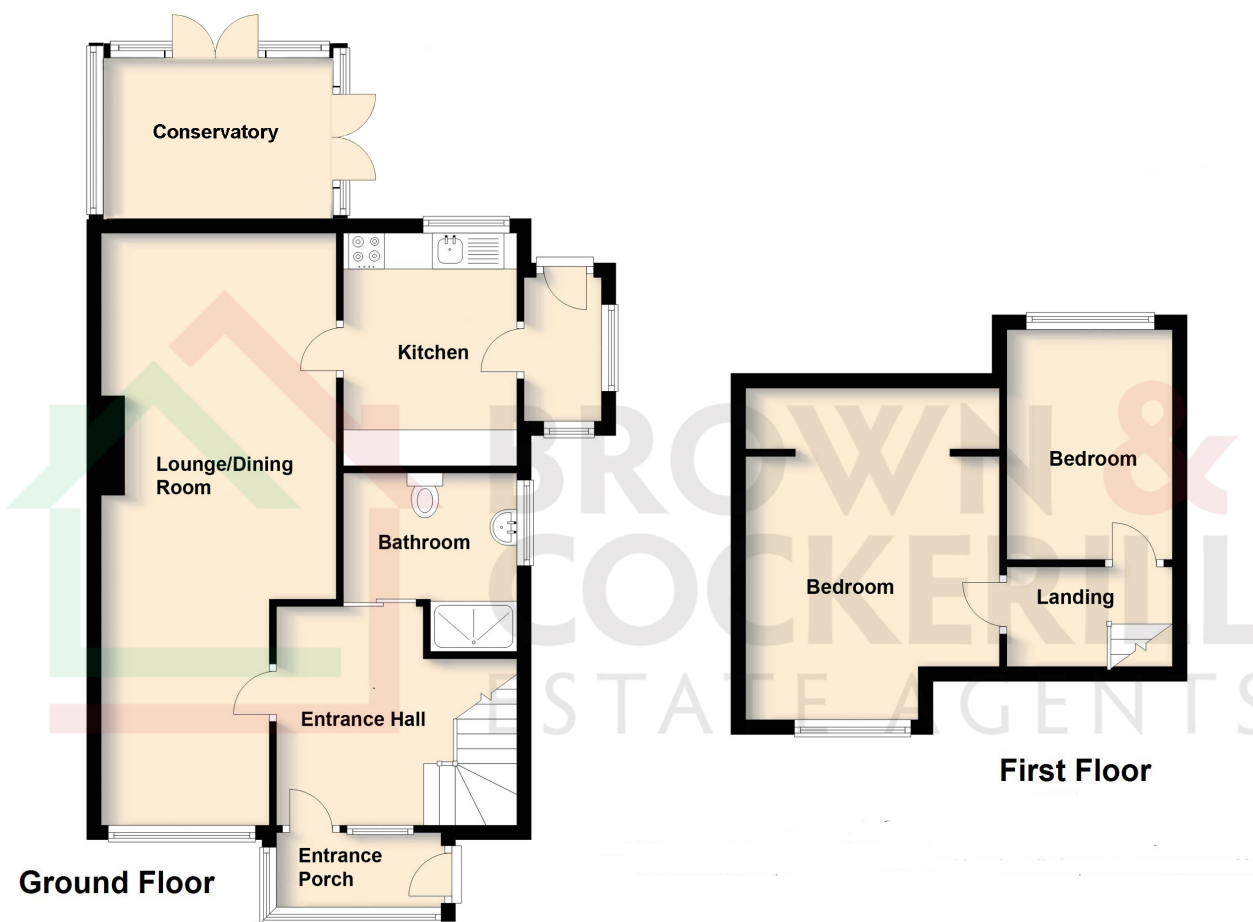
#### Bedroom One

11' 2" excluding wardrobes x 10' 4" (3.40m excluding wardrobes x 3.15m)

#### Bedroom Two

9' 10" x 7' 0" (3.00m x 2.13m)

## FLOOR PLAN



## 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>	63	
(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	

### 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.