



5 WARE ROAD

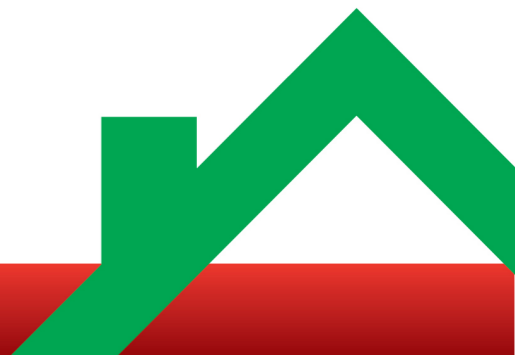
£230,000 Freehold

BARBY
RUGBY
NORTHAMPTONSHIRE
CV23 8UE



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two/three bedroom semi detached chalet style home situated in the sought after village location of Barby which is located to the east of Rugby town centre.

Barby village offers a range of amenities to include a vibrant village store/post office, public house, sporting club, primary school and popular garden centre and cafe. The location provides excellent commuter access to the surrounding A5, A14, M1 and M6 road and motorway networks. Rugby railway station offers a regular mainline intercity service to London Euston in under an hour and Birmingham New Street.

In brief, the accommodation comprises of an entrance porch, entrance hall, lounge with feature fireplace, separate dining room, fitted kitchen, bedroom two and refitted shower room.

To the first floor is the master bedroom and bedroom three.

The property benefits from Upvc double glazing (where specified) and solid fuel central heating to radiators.

Externally, the property has an enclosed rear garden which is predominantly laid to lawn. To the front is a garden and driveway which provides ample off road parking and gives direct access to the single garage.

The property offers excellent scope for further improvement and modernisation and is being offered for sale with no onward chain.

Early viewing is recommended.

Gross internal area: 81m² (872ft²).

AGENTS NOTES

Council Tax Band: 'C'.

What3Words:/// fruits.weep.stylists

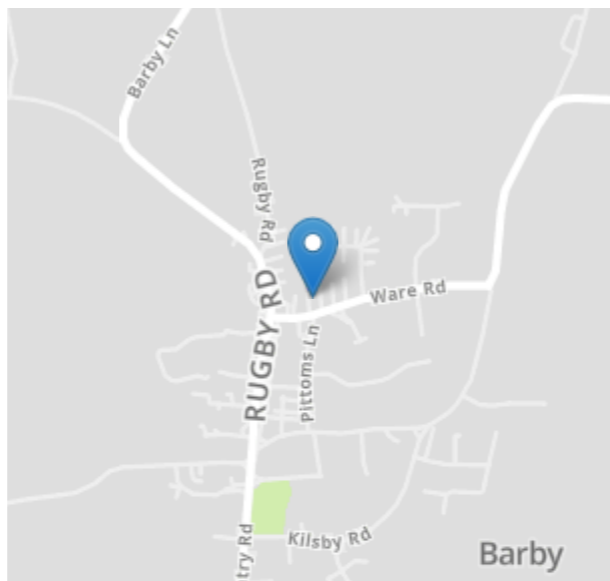
MORTGAGE & LEGAL ADVICE

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 Three Bedroom Semi Detached Dormer Bungalow
- Sought After Village Location
- Property in Need of Some Modernisation and Updating
- Lounge with Feature Fireplace and Separate Dining Room
- Fitted Kitchen and Refitted Ground Floor Shower Room
- Upvc Double Glazing (where specified) and Solid Fuelled Heating to Radiators
- Ample Off Road Parking and Single Garage
- No Onward Chain and Viewing Recommended



ROOM DIMENSIONS

Ground Floor

Entrance Hall

9' 3" x 4' 0" (2.82m x 1.22m)

Lounge

14' 0" x 12' 6" (4.27m x 3.81m)

Dining Room

13' 2" x 10' 3" (4.01m x 3.12m)

Kitchen

11' 9" x 7' 7" (3.58m x 2.31m)

Bedroom Two

10' 1" x 8' 8" (3.07m x 2.64m)

Ground Floor Shower Room

6' 8" x 6' 2" (2.03m x 1.88m)

First Floor

Bedroom One

16' 2" x 10' 3" to wardrobes (4.93m x 3.12m to wardrobes)

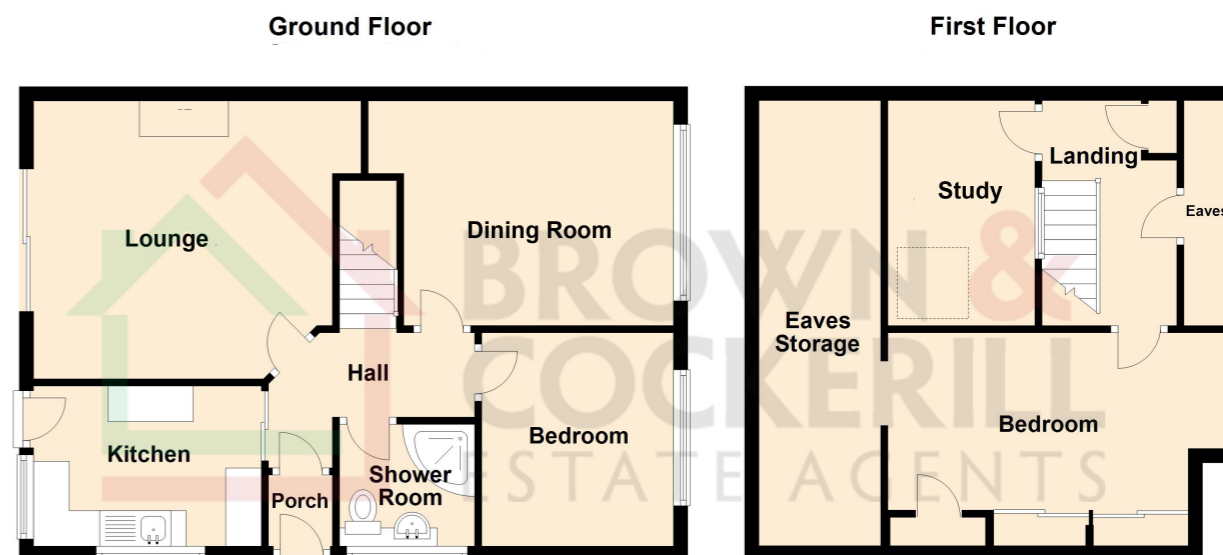
Bedroom Three

8' 5" x 6' 9" (2.57m x 2.06m)

Externally

Single Garage

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
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.