



36 LANCASTER ROAD

Guide Price £360,000 Freehold

RUGBY
WARWICKSHIRE
CV21 2QW



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom semi detached family home situated in a sought after town centre location. The property is of standard brick built construction with a tiled roof.

The property occupies a prominent position on Lancaster Road overlooking Caldecott Park and is within easy walking distance of Rugby town centre with its range of shops and amenities and Rugby railway station.

Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in approximately 50 minutes and there is easy commuter access to the M1/M6/A5 and A14 road and motorway networks.

In brief, the accommodation comprises of an entrance hall with under stairs storage that houses the electrical consumer unit, a spacious lounge with feature bay window and fireplace and a recently refitted kitchen with integrated appliances and space for an Aga. The property has been sympathetically extended to create a light and spacious dining room but still retains many period features throughout. The utility room has space and plumbing for an automatic washing machine and tumble dryer and leads through to the ground floor cloakroom/w.c.

To the first floor, there is a generously sized master bedroom with built in wardrobes and bay window looking over the bowling green, three further good sized bedrooms and a family bathroom which comprises of a modern three piece white suite with a shower over the bath. The loft provides ample scope and size for potential development subject to the required planning permissions.

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

Externally, there is a small fore garden and to the rear, a garden which is predominantly laid to lawn and enclosed by timber fencing to the boundaries..

The property is being offered for sale with no onward chain and an early viewing is considered essential to avoid missing out on this purchase opportunity.

Gross Internal Area: approx. 127 m² (1367 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///plans.spine.become

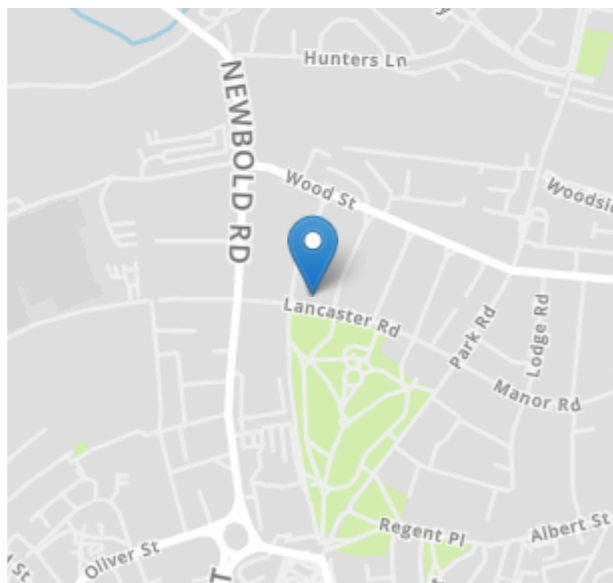
MORTGAGE & LEGAL ADVICE

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 Four Bedroom Semi Detached Family Home
- Sought After Town Centre Location and Ideal for Commuting
- Lounge with Feature Bay Window and Fireplace
- Recently Refitted Kitchen with Integrated Appliances and Space for Aga
- Spacious and Extended Dining Room/Family Room
- Ground Floor Cloakroom/W.C. and Utility Room
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Early Viewing 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		72
(55-68)	D		
(39-54)	E	51	
(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

15' 8" Max x 5' 3" Max (4.78m Max x 1.60m Max)

Lounge

15' 8" x 14' 1" (4.78m x 4.29m)

Kitchen

15' 8" x 9' 3" (4.78m x 2.82m)

Dining Room/Family Room

21' 9" x 10' 9" (6.63m x 3.28m)

Utility Room

5' 5" x 4' 4" (1.65m x 1.32m)

Ground Floor Cloakroom/W.C.

5' 4" x 3' 7" (1.63m x 1.09m)

First Floor

Bedroom One

14' 1" x 13' 4" (4.29m x 4.06m)

Bedroom Two

12' 6" x 9' 4" (3.81m x 2.84m)

Bedroom Three

11' 3" x 7' 7" (3.43m x 2.31m)

Bedroom Four

8' 3" x 7' 8" (2.51m x 2.34m)

Family Bathroom

8' 2" x 5' 3" (2.49m x 1.60m)

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.