



86 IZOD ROAD

WILLANS GREEN
RUGBY
WARWICKSHIRE
CV21 2JY

Offers Over £220,000 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 two bedroom mid terraced property situated in the popular residential area of Willans Green in New Bilton, Rugby, the property is of standard brick built construction with a tiled roof and has all mains services connected.

There are a range of amenities available within the immediate area to include shops, hot food takeaway outlets, public houses, recreational park, churches of several denominations and local schooling for all ages.

The area is well served by excellent transport links to include regular bus routes, easy access to the M1/M6/A5 and A14 road and motorway networks and is a short drive from Rugby railway station which operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with under stairs storage cupboard and stairs rising to the first floor landing. There are doors off to a ground floor cloakroom/w.c. fitted with a white suite and a fitted kitchen with oven, hob and extractor over and space and plumbing for appliances. The lounge/dining room is to the rear of the property and has French doors opening onto the garden.

To the first floor, the landing gives access to boarded loft space with loft ladder and doors off to two well proportioned bedrooms with bedroom two having a built in storage cupboard. The part tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower over, low level w.c. and pedestal wash hand basin.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, there are two parking spaces to the front and the west facing enclosed rear garden has a patio area to the immediate rear with a lawn and further patio. There is gated pedestrian access to the rear of the garden and external power connections.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 61 m² (656 ft²).

AGENTS NOTES

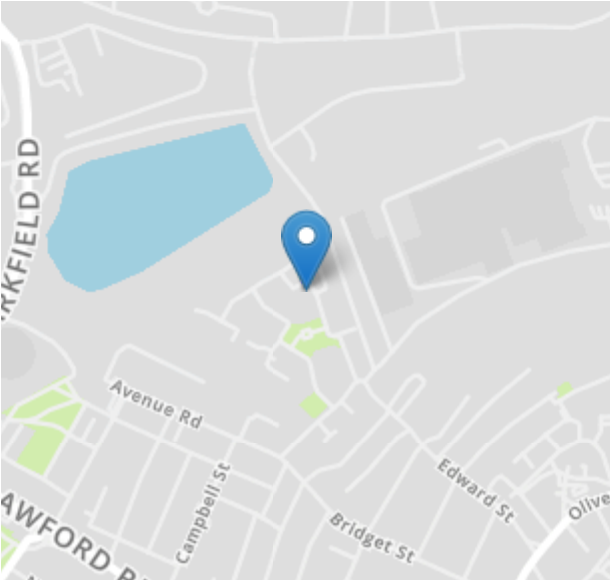
Council Tax Band 'B'.
Estimated Rental Value: £900 pcm approx.
What3Words: ///drama.gifts.congratulations

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 Modern Two Bedroom Mid Terraced Property
- Popular Residential Location
- Lounge/Dining Room with French Doors to Rear Garden
- Fitted Kitchen with Oven and Hob
- Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Off Road Parking
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

ROOM DIMENSIONS

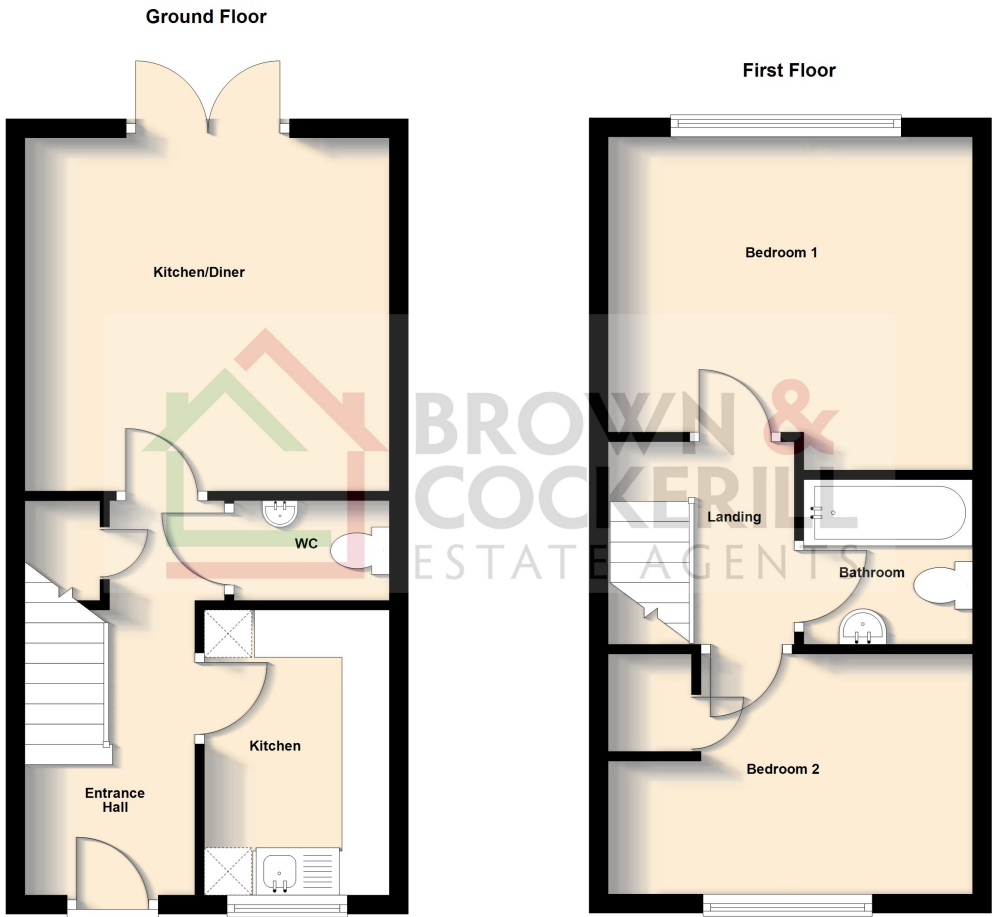
Ground Floor

Entrance Hall
13' 7" x 6' 3" (4.14m x 1.91m)
Lounge/Dining Room
12' 7" x 12' 3" (3.84m x 3.73m)
Kitchen
9' 11" x 6' 0" (3.02m x 1.83m)
Ground Floor Cloakroom/W.C.
5' 3" x 3' 4" (1.60m x 1.02m)

First Floor

Landing
8' 4" x 6' 0" (2.54m x 1.83m)
Bedroom One
12' 7" x 10' 10" (3.84m x 3.30m)
Bedroom Two
12' 7" maximum x 8' 2" (3.84m maximum x 2.49m)
Family Bathroom
6' 6" x 6' 3" (1.98m x 1.91m)

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.