



6 CHARLES STREET

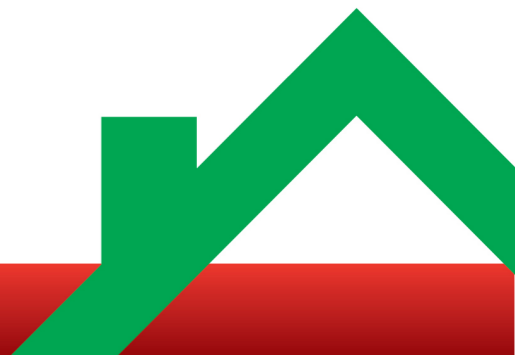
£320,000 Freehold

RUGBY
WARWICKSHIRE
CV21 2EW



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 traditional four bedroom detached property which is conveniently located and within walking distance of Rugby town centre. The property is of standard brick built construction with a slate roof.

There are a comprehensive range of local amenities in Rugby town centre to include shops and stores, restaurants, public houses, cafes, hot food take away outlets, churches of several denominations, recreational facilities and excellent local schooling.

Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also 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 and entrance hall with original tiled flooring, stained glass windows and stairs rising to the first floor landing. The lounge has a feature cast iron fireplace and large window to the front elevation. There are French doors opening onto the rear garden off the kitchen/dining room which has space for a Range cooker. The separate utility room has a door to the rear garden, space and plumbing for an automatic washing machine and access to the ground floor cloakroom/w.c.

To the first floor, there is a t-shaped landing giving access to the master bedroom which has two windows and an en-suite shower room fitted with a three piece white suite. There are three further well proportioned bedrooms and family bathroom.

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

Externally, to the front of the property there is side access to the rear garden. The generously sized rear garden has a decking area to the immediate rear, ornamental pond, pathway to the side and an open sided workshop area.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

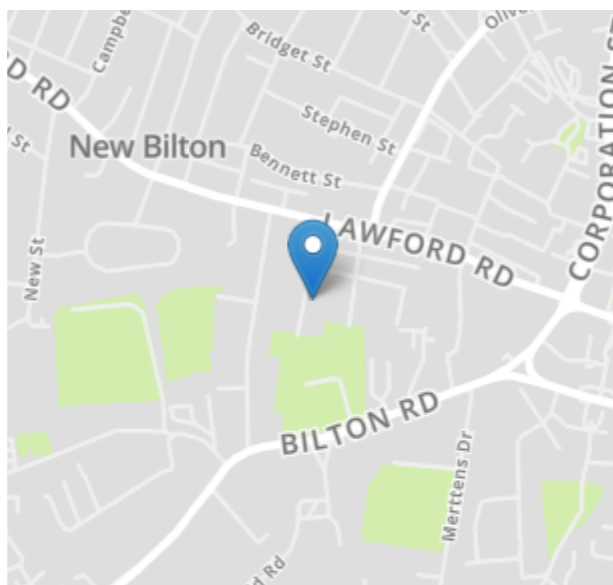
Council Tax Band 'D'.
Estimated Rental Value: £1300 pcm approx.
What3Word: ///panels.foam.begins

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 Traditional Four Bedroom Detached Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Lounge with Feature Fireplace
- Kitchen/Dining Room with French Doors to Rear
- Separate Utility Room and Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom and Master Bedroom with En-Suite Facilities
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Generously Sized Rear Garden, Viewing Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

14' 0" maximum x 12' 0" maximum (4.27m maximum x 3.66m maximum)

Lounge

14' 6" x 12' 9" (4.42m x 3.89m)

Kitchen/Dining Room

24' 11" x 12' 9" (7.59m x 3.89m)

Utility Room

7' 2" x 6' 11" (2.18m x 2.11m)

Ground Floor Cloakroom/W.C.

7' 2" x 2' 8" (2.18m x 0.81m)

First Floor

T-Shaped Landing

12' 0" x 4' 0" (3.66m x 1.22m)

Bedroom One

13' 10" x 12' 10" (4.22m x 3.91m)

En-Suite Shower Room

5' 2" x 4' 3" (1.57m x 1.30m)

Bedroom Two

12' 9" x 8' 11" (3.89m x 2.72m)

Bedroom Three

12' 10" maximum x 9' 11" maximum (3.91m maximum x 3.02m maximum)

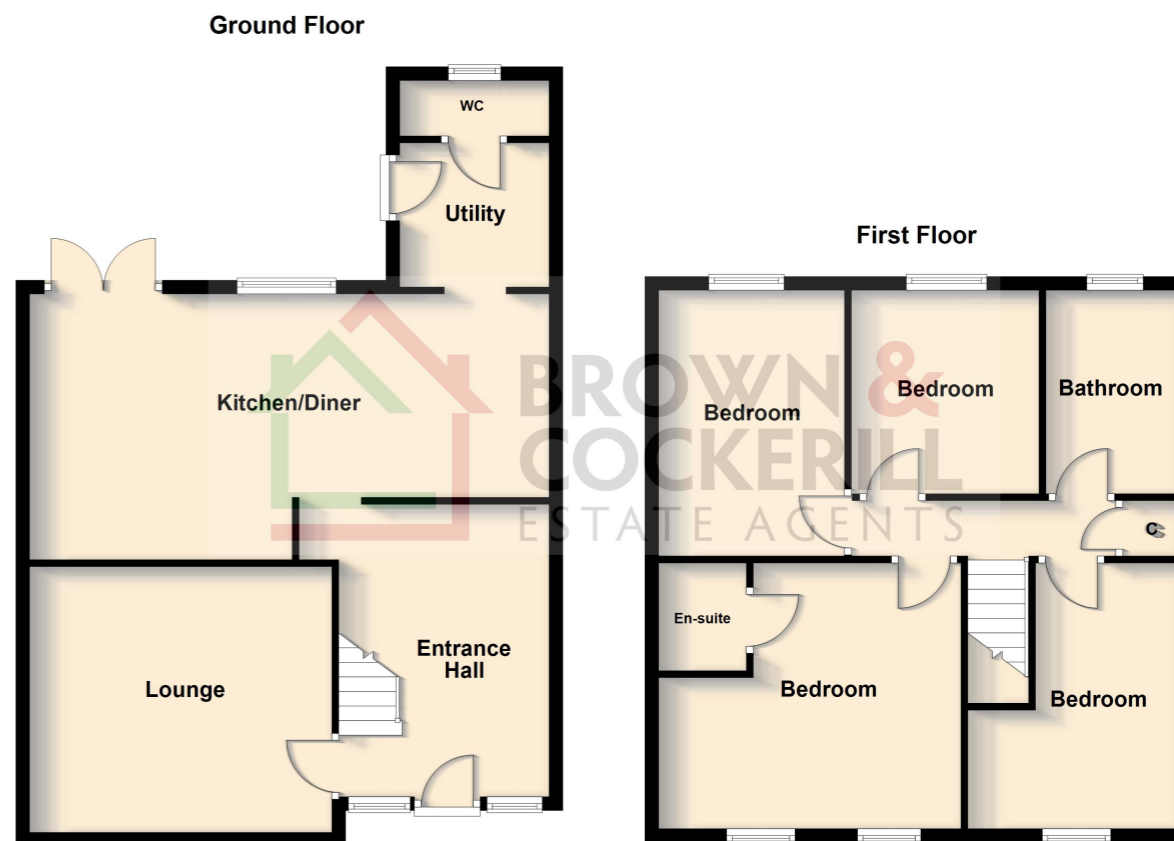
Bedroom Four

9' 6" x 9' 0" (2.90m x 2.74m)

Family Bathroom

9' 6" x 6' 2" (2.90m x 1.88m)

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.