



3 VICARAGE ROAD

NEW BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7AJ

£280,000 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 well presented three bedroom mid terraced property located in the popular residential location of New Bilton, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

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

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 giving access to an entrance hall with under stairs storage cupboard and stairs rising to the first floor landing. The lounge has a bay window and there is an open plan kitchen/dining room with French doors to the rear garden. The separate utility room has a pedestrian door to the rear garden and a large cupboard housing the central heating boiler. The cloakroom/w.c. is fitted with a white suite.

To the first floor, the landing gives access to two double bedrooms and a further single bedroom. There is a first floor family bathroom fitted with a three piece white suite.

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

Externally, there is 'on street' permit parking and a small fore garden with shared access to the rear of the property. The rear garden is enclosed by brick walling and timber fencing to the boundaries and has a patio area to the immediate rear. There is a slabbed pathway to one side of the lawn area which leads to a further patio.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 84 m² (904 ft²).

AGENTS NOTES

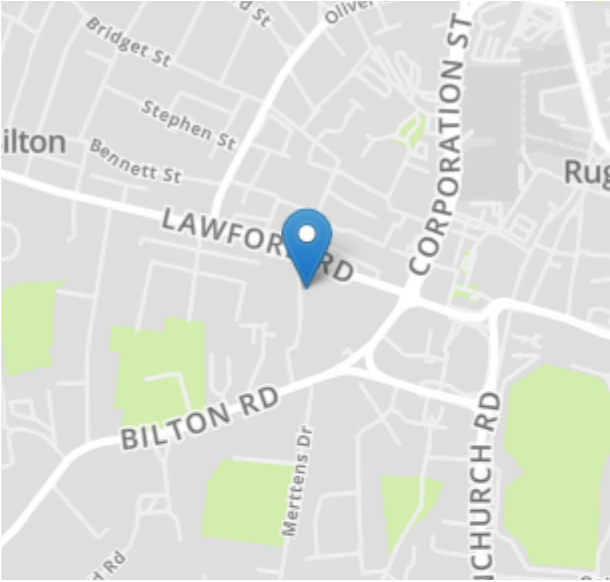
Council Tax Band 'B'.  
Estimated Rental Value: £1000 pcm approx.  
What3Words: ///learn.powers.plank

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 Well Presented Three Bedroom Mid Terraced Property**
- **Popular Residential Location**
- **Lounge with Bay Window**
- **Open Plan Kitchen/Dining Room with Separate Utility Room**
- **Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	67	86
A		
(81-91)		
B		
(69-80)		
C		
(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

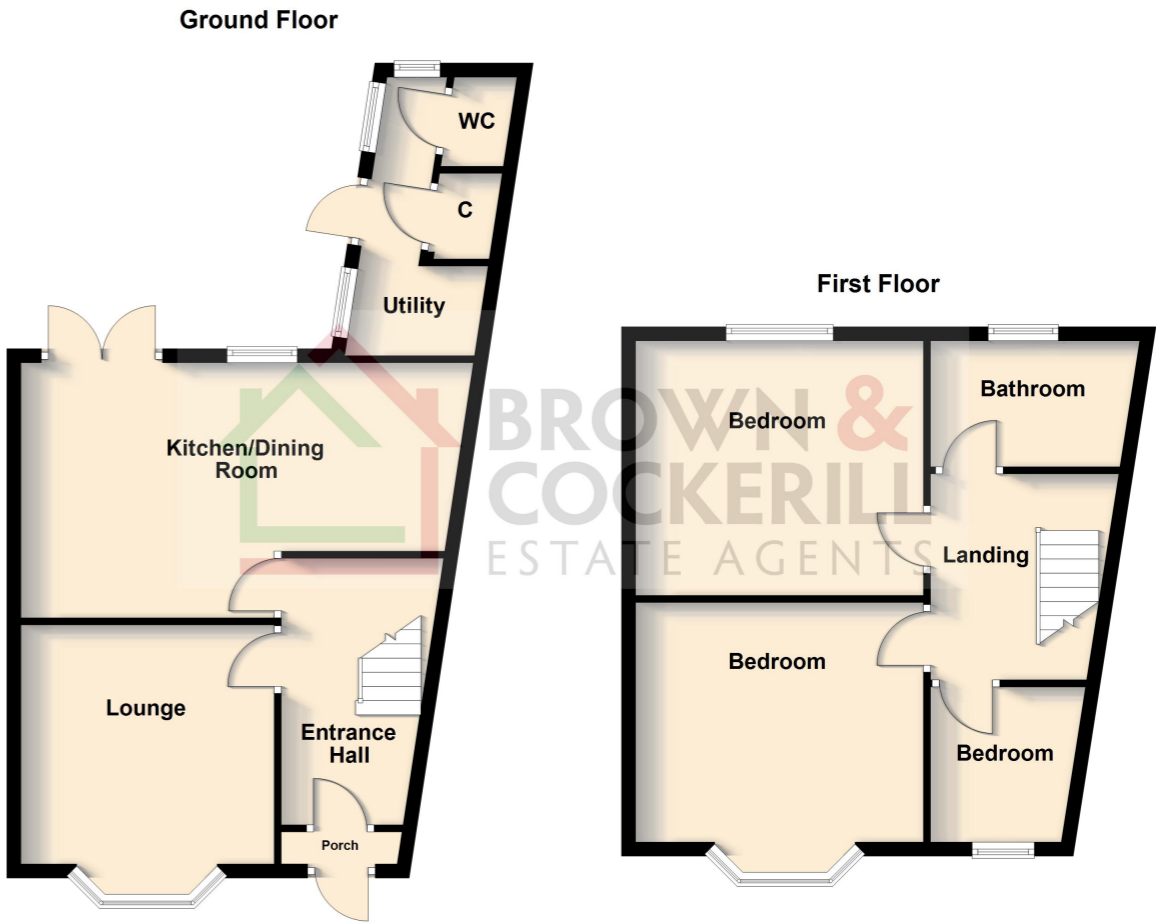
Ground Floor

**Entrance Porch**  
5' 8" x 1' 6" (1.73m x 0.46m)  
**Entrance Hall**  
11' 10" x 7' 4" (3.61m x 2.24m)  
**Lounge**  
11' 10" x 11' 2" (3.61m x 3.40m)  
**Open Plan Kitchen/Dining Room**  
20' 10" x 11' 11" (6.35m x 3.63m)  
**Utility Room**  
13' 0" x 6' 1" (3.96m x 1.85m)  
**Boiler Cupboard**  
10' 11" x 4' 0" (3.33m x 1.22m)  
**Ground Floor Cloakroom/W.C.**  
10' 11" x 4' 2" (3.33m x 1.27m)

First Floor

**Landing**  
9' 7" x 7' 10" (2.92m x 2.39m)  
**Bedroom One**  
13' 9" x 11' 11" (4.19m x 3.63m)  
**Bedroom Two**  
13' 5" x 11' 2" (4.09m x 3.40m)  
**Bedroom Three**  
7' 3" x 6' 11" maximum (2.21m x 2.11m maximum)  
**Family Bathroom**  
8' 7" x 5' 10" (2.62m x 1.78m)

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.