



155 CAMBRIDGE STREET

Guide Price £239,950 Freehold

RUGBY  
WARWICKSHIRE  
CV21 3NP



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom end of terraced property which is conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and has all mains services connected.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and bars and there is excellent local schooling for all ages.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of a brick fronted storm porch and entrance hall with stairs rising to the first floor landing. There is an open plan lounge/dining room with box bay window and two chimney breasts. The fitted kitchen has a built in oven, five ring gas hob with extractor over, tiled flooring and a door opening onto the rear garden. The separate utility room has a stainless steel sink and drainer, space and plumbing for an automatic washing machine and space for further appliances. The ground floor family bathroom is fully tiled and fitted with a four piece white suite to include a bath, separate corner shower cubicle, pedestal wash hand basin and low level w.c.

To the first floor, the landing gives access to the master bedroom with fitted wardrobes and two further well proportioned bedrooms with the third bedroom having an en-suite shower room fitted with a three piece suite to include a shower cubicle, vanity unit with inset wash hand basin and low level w.c. The Worcester combination gas fired central heating boiler is located in the en-suite.

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

Externally, to the front there is a fore garden enclosed by low level brick wall and a timber pedestrian gate giving access to the rear. The driveway provides off road parking for two vehicles and gives access to the garage which has up and over door and power and lighting connected. The enclosed rear garden is predominantly laid to lawn with a paved patio area and various shrubs and bushes. There is a workshop with power and lighting connected and a further store to the rear.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 94 m² (1011 ft²).

AGENTS NOTES

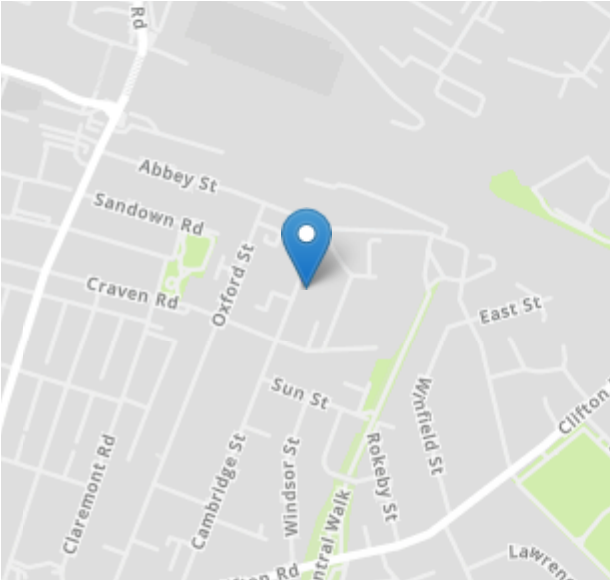
Council Tax Band 'B'.  
Estimated Rental Value: £1200 pcm approx.  
What3Words: ///shows.wished.spare

MORTGAGE & LEGAL ADVICE

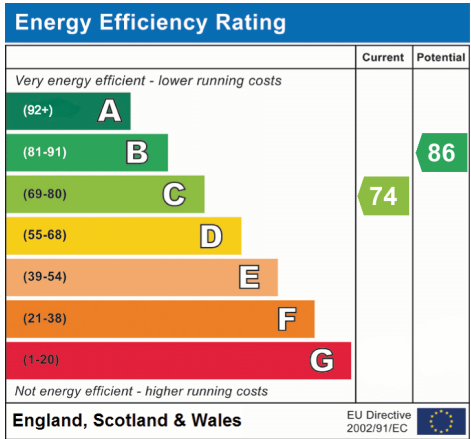
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.  
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- An Extended Three Bedroom End of Terraced Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Open Plan Lounge/Dining Room with Separate Utility Room
- Ground Floor Family Bathroom with Four Piece Suite and First Floor En-Suite Shower Room
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden with Workshop and Store
- Garage and Off Road Parking
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall

13' 7" x 2' 8" (4.14m x 0.81m)

Open Plan Lounge/Dining Room

27' 0" x 10' 5" (8.23m x 3.17m)

Kitchen

11' 4" x 8' 1" (3.45m x 2.46m)

Utility Room

8' 3" x 6' 4" (2.51m x 1.93m)

Family Bathroom

8' 5" x 8' 4" (2.57m x 2.54m)

First Floor

Bedroom One

12' 8" excluding wardrobes x 12' 3" (3.86m excluding wardrobes x 3.73m)

Bedroom Two

11' 9" x 8' 3" (3.58m x 2.51m)

Bedroom Three

8' 3" x 8' 1" (2.51m x 2.46m)

En-Suite Shower Room

8' 1" x 2' 8" (2.46m x 0.81m)

Externally

Garage

25' 2" x 12' 7" (7.67m x 3.84m)

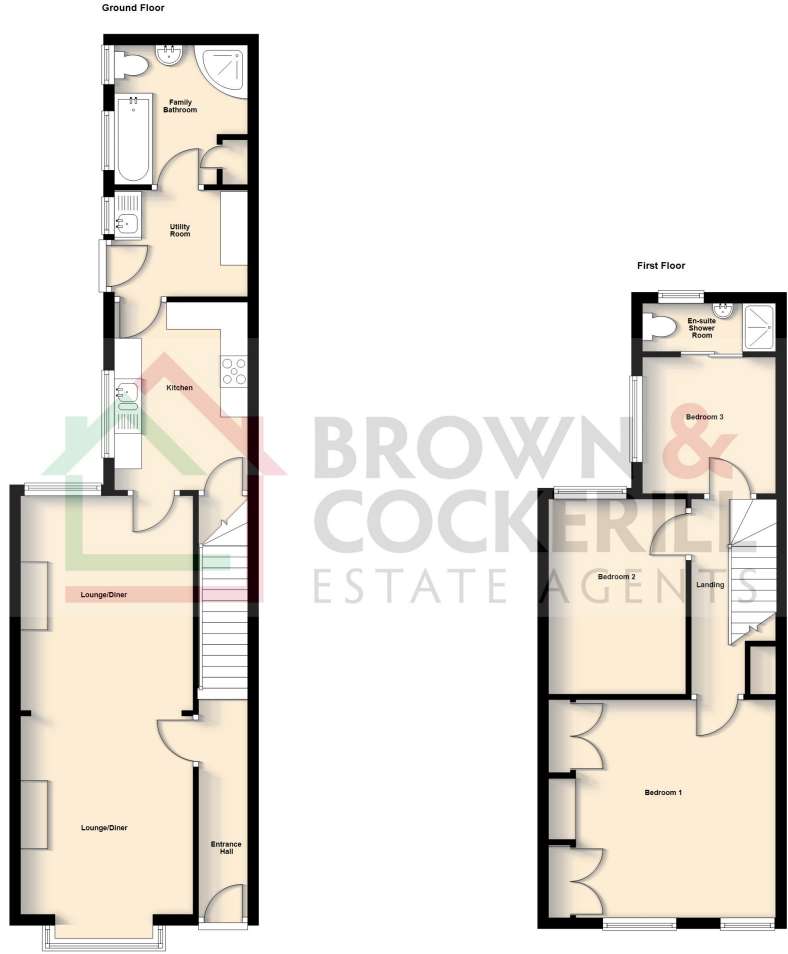
Workshop

13' 8" x 6' 0" (4.17m x 1.83m)

Store

5' 8" x 4' 5" (1.73m x 1.35m)

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.