



26 CORBETT STREET

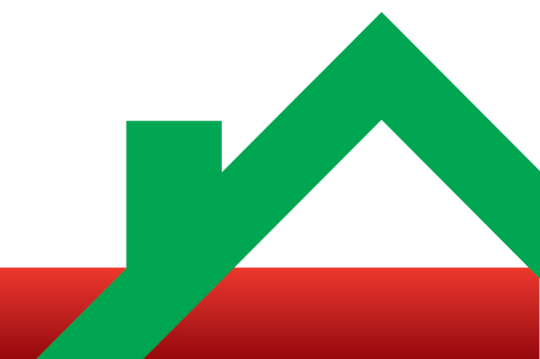
£200,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3NT



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom mid terraced property conveniently located for Rugby town centre. The property is of standard brick built construction with a tiled roof.

Rugby town centre offers a comprehensive range of facilities to include shops, bars, cafes, restaurants, doctors surgeries, churches of several denominations, public library and 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 M1, M6, A5 and A14 road and motorway networks.

In brief, the accommodation comprises of an entrance hall with stairs rising to the first floor landing, lounge with bay window and feature fireplace and a separate dining room also with a feature fireplace. The kitchen has a door opening onto the rear garden and the ground floor family bathroom is fitted with a three piece white suite.

To the first floor, there are three well proportioned bedrooms, two having period cast iron fireplaces.

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

Externally, there is a small fore garden with pathway to the front entrance door. The south/east facing rear garden is of low maintenance and is enclosed by timber fencing. There is a patio area to the immediate rear which is ideal for al fresco dining/entertaining, garden shed and summer house with power and lighting connected.

Early viewing is highly recommended and the property is considered to be an ideal first time purchase. Offered for sale with no onward chain.

AGENTS NOTES

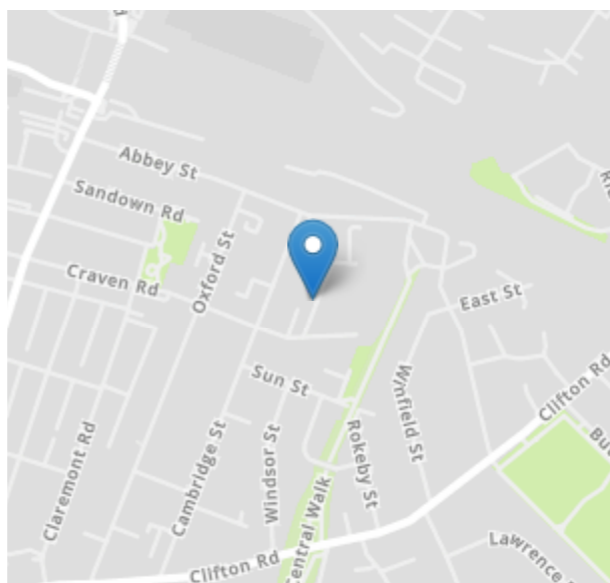
Council Tax Band 'A'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///landed.stiff.yard

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 Three Bedroom Mid Terraced Property**
- **Conveniently Located for Rugby Town Centre**
- **Two Separate Reception Rooms with Feature Fireplaces**
- **Kitchen and Ground Floor Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Low Maintenance South/East Facing Rear Garden**
- **Ideal First Time Purchase, No Onward Chain**
- **Early Viewing Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

12' 7" x 2' 9" (3.84m x 0.84m)

Lounge

12' 9" into bay window x 10' 4" (3.89m into bay window x 3.15m)

Dining Room

13' 8" x 13' 0" (4.17m x 3.96m)

Kitchen

10' 8" x 7' 9" (3.25m x 2.36m)

Family Bathroom

8' 1" x 7' 5" (2.46m x 2.26m)

First Floor

Bedroom One

13' 8" x 11' 3" (4.17m x 3.43m)

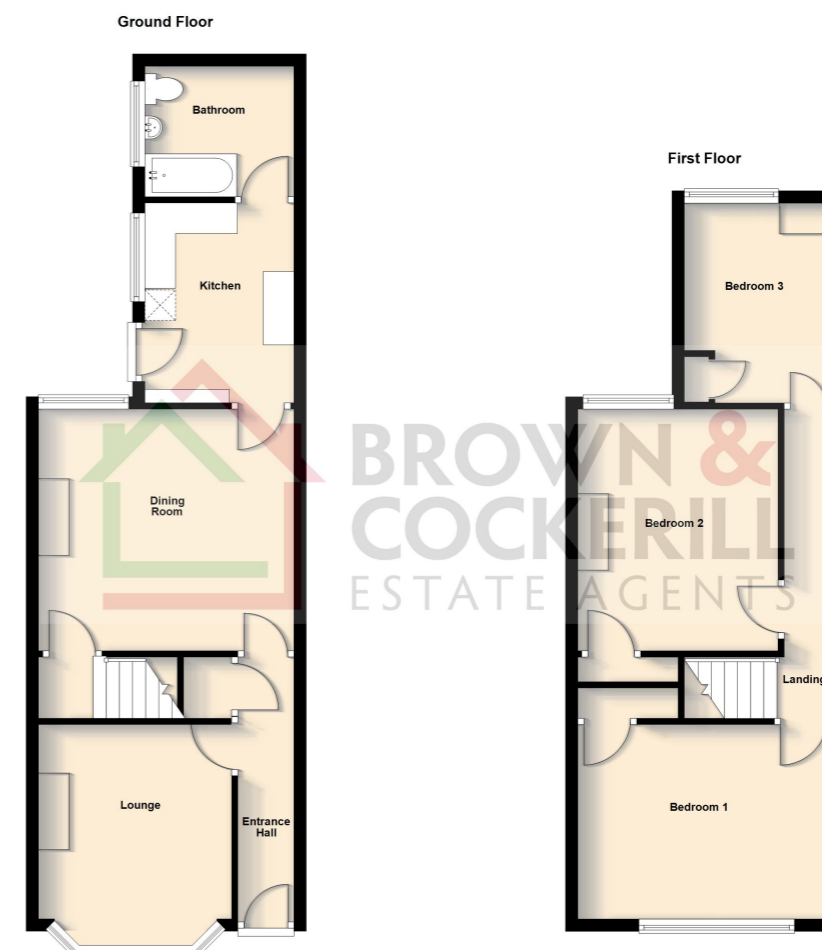
Bedroom Two

13' 11" x 10' 6" (4.24m x 3.20m)

Bedroom Three

9' 6" x 7' 9" (2.90m x 2.36m)

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.