



235 CLIFTON ROAD

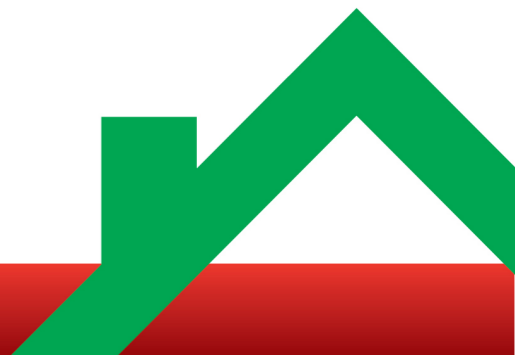
Offers Over £320,000 Freehold

RUGBY  
WARWICKSHIRE  
CV21 3QU



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom mid terraced townhouse with accommodation set over three floors plus cellar space. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The property is within walking distance of Rugby town centre and railway station, Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and public houses 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 three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing. The lounge has a bay window and feature chimney breast with fire recess and surround. The separate dining room is to the rear elevation and has storage cupboards. The modern kitchen/breakfast room has been refitted and has a four ring gas hob with extractor over, grill/oven, integrated fridge/freezer and space and plumbing for an automatic washing machine. The kitchen/breakfast room houses the gas fired combination central heating boiler and has a door leading down to the cellar.

To the first floor, there is a split level landing and stairs rising to the second floor. The master bedrooms has built in storage and there are two further bedrooms and a part tiled family bathroom fitted with a three piece white suite to include a panelled bath with shower over, low level w.c., pedestal wash hand basin and heated towel rail.

To the second floor, bedroom three has a skylight and benefits from en-suite facilities to include a shower area, low level w.c., wash hand basin and heated towel rail.

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

Externally, to the front of the property is a fore garden with gated access and enclosed by low level brick wall and hedging and there is on street parking that does not require a permit. The enclosed rear garden is predominantly laid to lawn with a paved seating area, ornamental garden pond, timber shed and rear pedestrian access.

Early viewing is highly recommended and the property is being offered for sale with no onward chain,

Gross Internal Area: approx. 128 m² (1377 ft²).

AGENTS NOTES

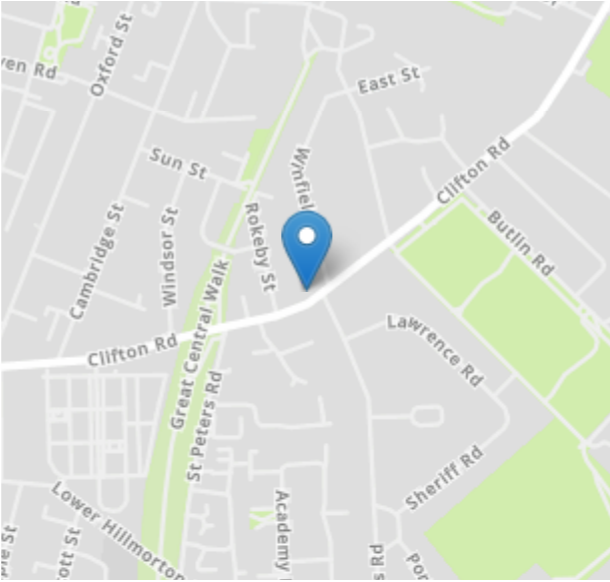
Council Tax Band 'C'.  
Estimated Rental Value: £1450 pcm approx.  
What3Words: ///grace.bend.cheat

MORTGAGE & LEGAL ADVICE

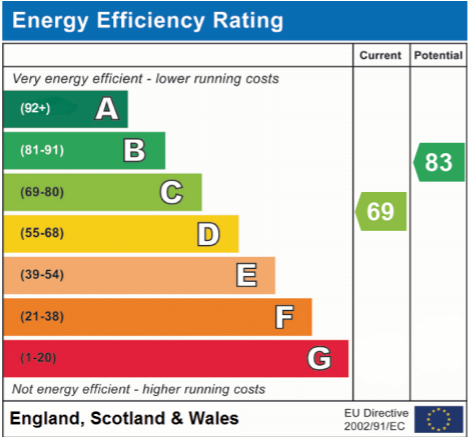
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.  
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Four Bedroom Three Storey Mid Terraced Townhouse**
- **Lounge with Feature Fireplace and Separate Dining Room**
- **Refitted Kitchen/Breakfast Room with Oven and Hob**
- **First Floor Family Bathroom with Three Piece White Suite and En-Suite Shower Room to Bedroom Three**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Early Viewing Highly Recommended and No Onward Chain**
- **Located Close to Rugby Town Centre and Railway Station**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

- Entrance Hall**  
25' 3" maximum x 5' 3" maximum (7.70m maximum x 1.60m maximum)
- Lounge**  
15' 10" into bay window x 11' 9" (4.83m into bay window x 3.58m)
- Dining Room**  
13' 9" x 10' 5" (4.19m x 3.17m)
- Kitchen/Breakfast Room**  
19' 1" x 9' 11" (5.82m x 3.02m)
- Cellar**  
23' 8" x 16' 6" (7.21m x 5.03m)

First Floor

- Bedroom One**  
15' 4" x 12' 11" (4.67m x 3.94m)
- Bedroom Two**  
13' 10" x 10' 5" (4.22m x 3.17m)
- Bedroom Four**  
10' 0" x 5' 11" (3.05m x 1.80m)
- Family Bathroom**  
6' 6" x 4' 7" (1.98m x 1.40m)
- Second Floor**
- Bedroom Three**  
15' 4" x 9' 7" (4.67m x 2.92m)
- En-Suite Shower Room**  
9' 6" x 3' 7" (2.90m x 1.09m)

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.