



**5 ROWLAND STREET** Offer in Region of £200,000 Freehold

NEW BILTON  
RUGBY  
WARWICKSHIRE  
CV21 2BN



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 which is situated 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 take away 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. 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 hall with stairs rising to the first floor landing and door off to the good sized open plan lounge/dining room with a bay window. The fitted kitchen/breakfast room gives access to the rear lobby which has a door opening out into the rear garden. The ground floor family bathroom is fitted with a three piece white suite to include a panelled bath with shower over, pedestal wash hand basin and low level w.c.

To the first floor, the landing gives access to three well proportioned bedrooms.

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

Externally, to the front is a fore garden enclosed by a low level brick wall and there is gated communal access to the rear of the property. There is a good sized and low maintenance rear garden which has a paved patio to the immediate rear. The garden is enclosed by timber fencing and brick wall to the boundaries.

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

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

AGENTS NOTES

Council Tax Band 'A'.  
Estimated Rental Value: £1000 pcm approx.  
What3Words: ///sizes.flames.wants

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
- Popular Residential Location
- Open Plan Lounge/Dining Room with Bay Window
- Fitted Kitchen, Rear Lobby
- Ground Floor Family Bathroom with Three Piece White Suite
- Double Glazing and Gas Fired Central Heating to Radiators
- Good Size Low Maintenance Rear Garden
- Early Viewing is Highly Recommended, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>56</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

14' 11" x 2' 6" (4.55m x 0.76m)

Lounge/Dining Room

Lounge Area: 12' 0" x 8' 9" (3.66m x 2.67m)

Dining Area: 12' 0" x 9' 0" (3.66m x 2.74m)

Kitchen/Breakfast Room

17' 5" x 6' 9" (5.31m x 2.06m)

Rear Lobby

6' 7" x 2' 8" (2.01m x 0.81m)

Ground Floor Family Bathroom

8' 4" x 6' 7" (2.54m x 2.01m)

First Floor

Bedroom One

13' 7" x 10' 7" (4.14m x 3.23m)

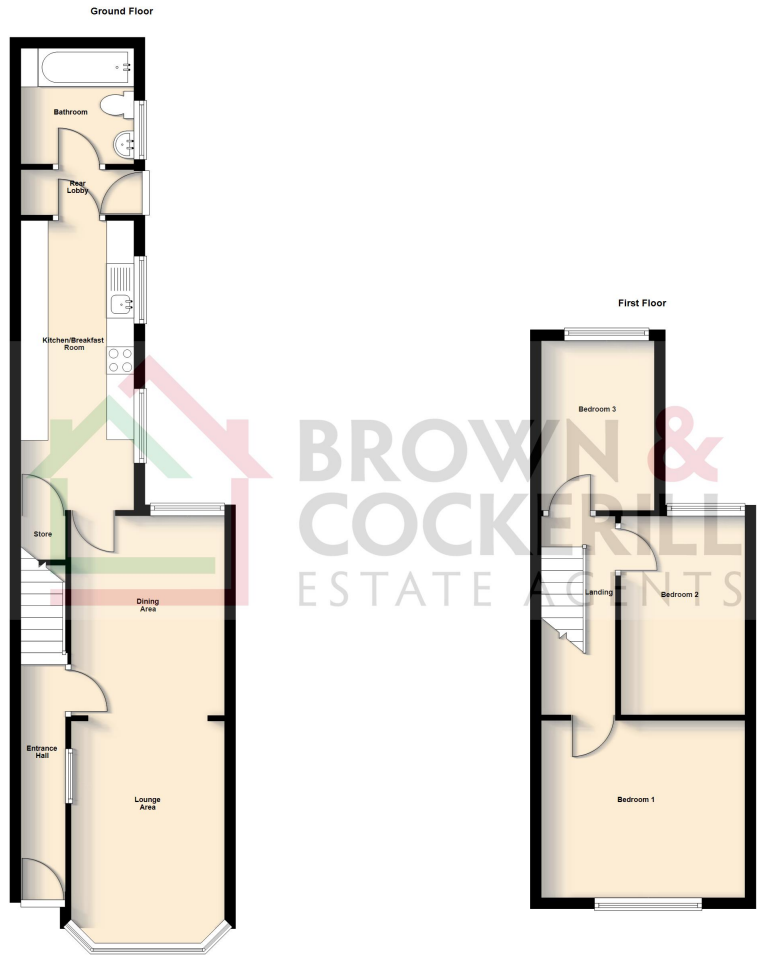
Bedroom Two

12' 0" x 8' 6" (3.66m x 2.59m)

Bedroom Three

10' 3" x 7' 0" (3.12m x 2.13m)

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.