



78 KING EDWARD ROAD

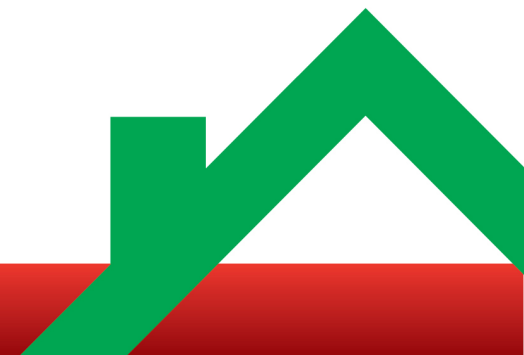
Offers Over £180,000 Freehold

RUGBY
WARWICKSHIRE
CV21 2TE



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this traditional two bedroom mid terraced home which is conveniently located for Rugby town centre and Rugby Railway Station.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets, numerous restaurants/cafes, takeaway outlets, 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.

Offered for sale with no onward chain, the property comprises of an entrance porch, lounge with feature fireplace, dining room, fitted kitchen and a separate utility room. To the first floor there are two double bedrooms and a spacious family bathroom with separate shower cubicle. The loft has been fully boarded, has a skylight and a drop down ladder.

The property benefits from gas fired central heating to radiators and newly installed Upvc double glazing (September 2025). The property is of standard brick built construction with a tiled roof and has all mains services connected.

Externally, there is a small fore garden enclosed by a low level brick wall. The enclosed rear garden is laid to low maintenance gravel and chippings providing a seating area. There is a timber shed and panelled fencing to the boundary. Shared secure pedestrian access via path and alleyway to the side.

Early viewing is highly recommended.

Gross Internal Area: approx. 69m² (743ft²).

AGENTS NOTES

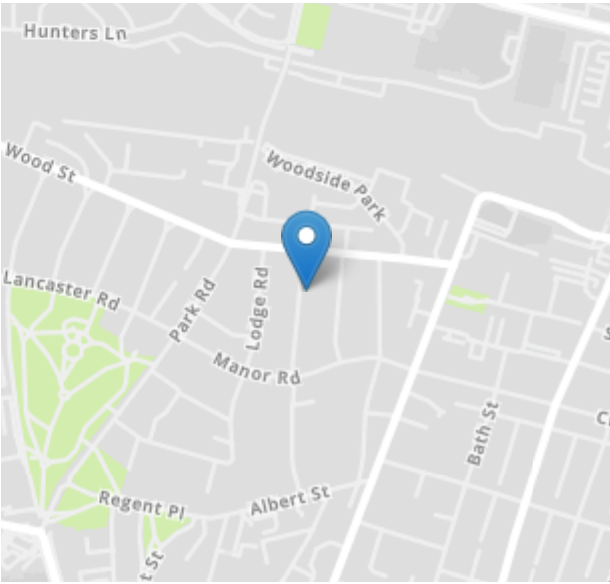
Council Tax Band 'A'
Estimated Rental Value: £875 pcm approx.
What3Words: ///shack.handed.chain

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 Two Bedroom Mid Terrace Townhouse
- Lounge with Feature Fireplace, Dining Room
- Fitted Kitchen, Separate Utility Room
- Two Double Bedrooms. First Floor Bathroom with Bath and Shower Cubicle
- Upvc Double Glazing (installed 2025), Gas Fired Central Heating
- Enclosed Rear Garden, Close to Rugby Railway Station
- No Onward Chain, Early Viewing is Essential



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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		43	77
EU Directive 2002/91/EC			

ROOM DIMENSIONS

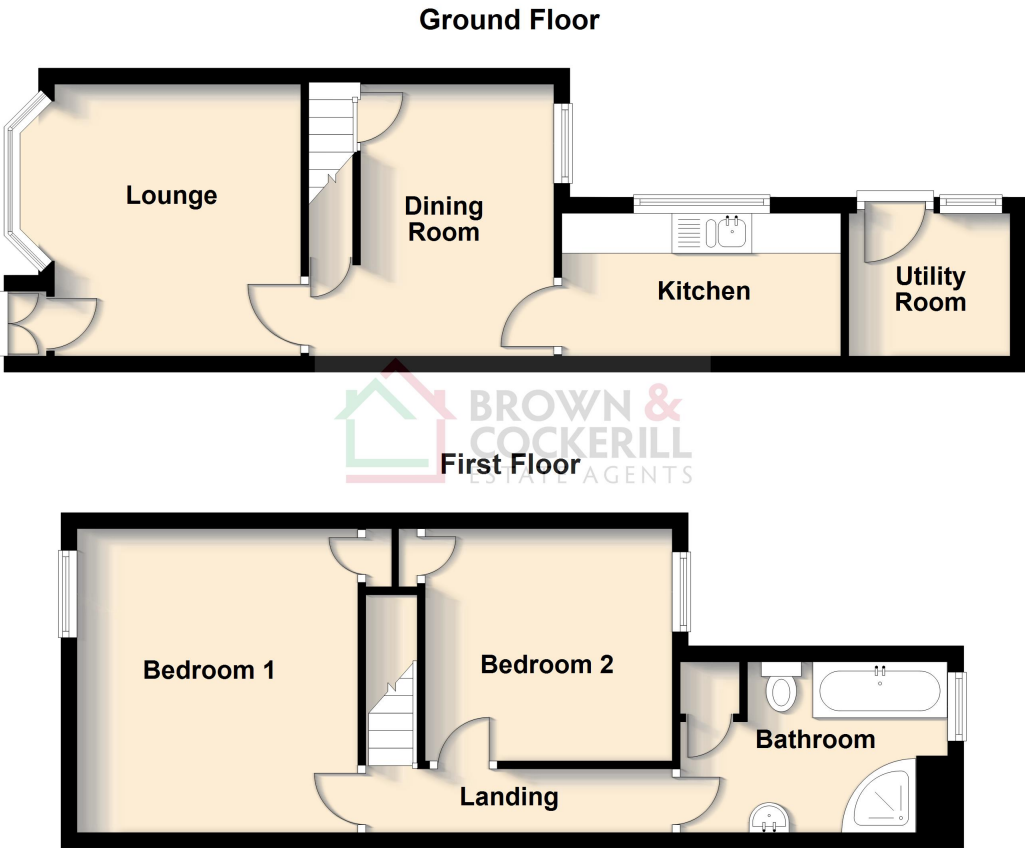
Ground Floor

Entrance Porch
2' 8" x 1' 1" (0.81m x 0.33m)
Lounge
12' 10" into bay x 11' 2" (3.91m into bay x 3.40m)
Dining Room
11' 2" x 10' 1" (3.40m x 3.07m)
Kitchen
11' 5" x 5' 10" (3.48m x 1.78m)
Utility Room

First Floor

Landing
10' 2" x 2' 7" (3.10m x 0.79m)
Bedroom One
12' 6" x 11' 2" (3.81m x 3.40m)
Bedroom Two
10' 3" x 9' 4" (3.12m x 2.84m)
Bathroom
11' 0" x 7' 0" (3.35m 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.