



4 CHARLES STREET

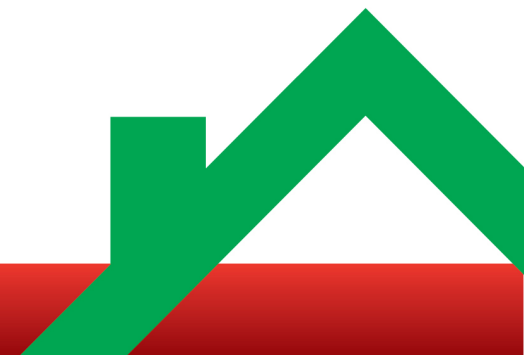
Offers Over £285,000 Freehold

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2EW



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property that is set on a generous plot and situated in the popular residential location of New Bilton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a variety of local amenities to include shops, takeaway outlets, a public house, recreational park, churches of several denominations, and schooling for all ages. Rugby town centre is also within easy reach and offers a wider range of facilities such as supermarkets, a library, bars, cafés and numerous restaurants.

Rugby railway station operates a regular mainline intercity services to Birmingham New Street and London Euston in under an hour and there is convenient commuter access to the surrounding road and motorway networks, including the M1, M6, A5 and A14.

The accommodation is set over two floors and in brief comprises of an entrance porch giving access to the spacious entrance hall with stairs rising to the first floor landing and a useful under stairs storage cupboard. The lounge opens into the dining area which has a Upvc door giving access into the rear garden. The kitchen is fitted with a built in oven with a gas hob and extractor over, space and plumbing for appliances and has duel aspect windows and a door to the rear garden.

To the first floor, the landing has doors off to three well proportioned bedrooms that are serviced by a part tiled modern family bathroom. The bathroom is fitted with a three piece white suite to include a panelled bath with shower over and vanity unit with inset wash hand basin and low level w.c.

Recently reinsulated and externally rendered, the property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, to the front are wooden gates giving access to the side of the property. The generously sized plot has the scope for sectioning off into a building plot (subject to any required planning consent). The rear garden is of low maintenance with an Astro turf area, seating area, brick built barbeque and gives access to a large shed and garage.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 98 m² (1054 ft²).

AGENTS NOTES

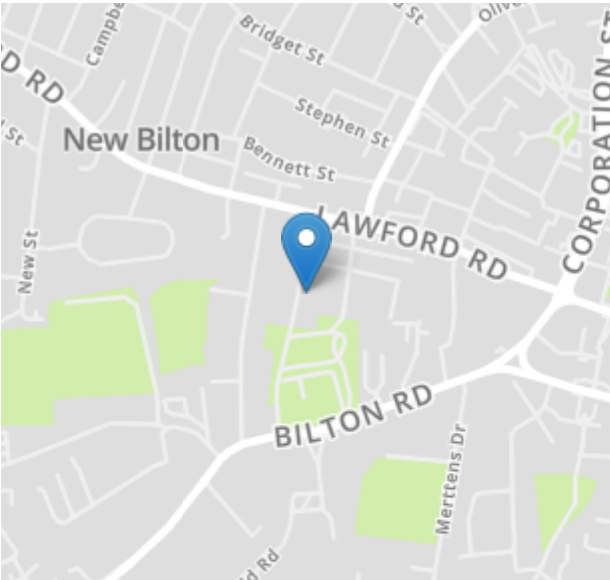
Council Tax Band 'C'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///clean.piles.task

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 Semi Detached Property on Generous Plot in Popular Residential Location**
- **Recently Reinsulated and Externally Rendered**
- **Lounge/Dining Room with Upvc Door to Rear Garden**
- **Fitted Kitchen with Oven and Hob**
- **First Floor Family Bathroom with Modern Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Porch

2' 11" x 2' 9" (0.89m x 0.84m)

Entrance Hall

27' 8" x 2' 11" (8.43m x 0.89m)

Lounge/Dining Room

Lounge Area: 15' 1" maximum x 10' 1" maximum (4.60m maximum x 3.07m maximum)

Dining Area: 11' 8" maximum x 10' 1" maximum (3.56m maximum x 3.07m maximum)

Kitchen

17' 8" x 8' 5" (5.38m x 2.57m)

First Floor

Landing

2' 11" x 1' 9" (0.89m x 0.53m)

Bedroom One

15' 2" maximum x 13' 4" maximum (4.62m maximum x 4.06m maximum)

Bedroom Two

11' 8" x 9' 11" (3.56m x 3.02m)

Bedroom Three

14' 8" maximum x 8' 5" maximum (4.47m maximum x 2.57m maximum)

Family Bathroom

5' 6" x 5' 5" (1.68m x 1.65m)

Externally

Garage

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.