



43A & 43B OLIVER STREET

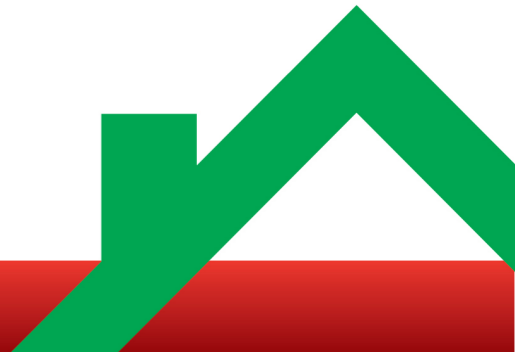
£220,000 Freehold

NEW BILTON
RUGBY
CV21 2EU



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 property that has been converted into two one bedroom apartments with private entrances. The property is of standard brick built construction with a tiled roof.

The property is conveniently located for 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 bars 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.

43a: The ground floor apartment is accessed via a private front entrance door at the side. In brief, the accommodation comprises of a kitchen with oven and hob, boiler cupboard housing the gas fired central heating boiler, bathroom fitted with a three piece white suite, lounge with velux window and double doors opening onto the garden and door giving access to the bedroom with a bay window to the front elevation, built in cupboard/wardrobes and a further door to the cellar.

Externally, there is a small low maintenance courtyard garden and one off road parking space (accessed via Bridget Street).

Gross Internal Area: approx. 62 m² (667 ft²).

43b: The first floor apartment is accessed via a private front entrance door off Bridget Street. In brief, the accommodation comprises of a lounge, bedroom, kitchen with oven, hob and skylight, boiler cupboard housing the gas fired central heating boiler and bathroom fitted with a three piece white suite.

Externally, there is one off road parking space (accessed via Bridget Street).

Gross Internal Area: approx. 59 m² (635 ft²).

Both apartments benefit from Upvc double glazing, gas fired central heating to radiators and all mains services are connected. Both apartments have separate utility facilities.

Early viewing is highly recommended. Ideal investment opportunity.

AGENTS NOTES

EPC (43a).

Council Tax Band 'A' (43a and 43b).

Estimated Rental Value: £695 pcm approx (43a).

Estimated Rental Value: £675 pcm approx (43b).

What3Words: ///agent.waddled.panels

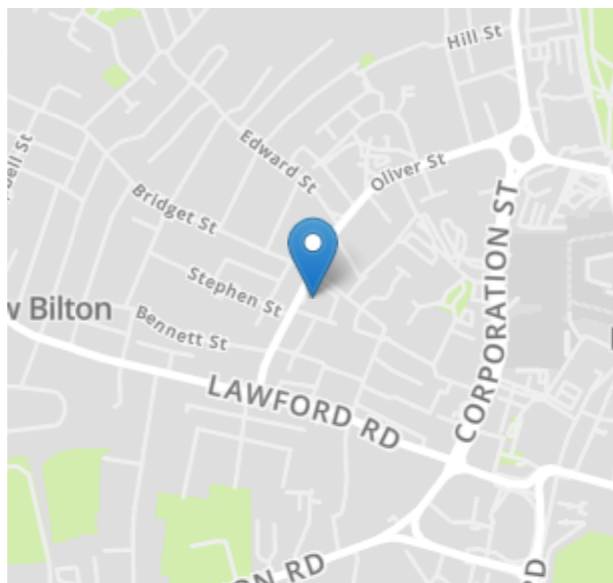
MORTGAGE & LEGAL ADVICE

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 Traditional Property Converted into Two One Bedroom Apartments**
- **Conveniently Located for Rugby Town Centre and Railway Station**
- **Both Apartment with Private Entrances**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Courtyard Garden (43a) and Off Road Parking for One Vehicle per Apartment**
- **Separate Utilities**
- **Early Viewing is Highly Recommended**
- **Ideal Investment Opportunity**



ROOM DIMENSIONS

Ground Floor 43a

Kitchen

18' 8" x 7' 2" (5.69m x 2.18m)

Boiler Cupboard

3' 4" x 3' 3" (1.02m x 0.99m)

Bathroom

7' 3" x 7' 2" (2.21m x 2.18m)

Lounge

16' 0" maximum x 15' 0" (4.88m maximum x 4.57m)

Bedroom

16' 0" x 11' 1" (4.88m x 3.38m)

First Floor 43b

Lounge

18' 1" x 12' 8" (5.51m x 3.86m)

Bedroom

16' 0" x 11' 1" (4.88m x 3.38m)

Kitchen

18' 8" x 7' 2" (5.69m x 2.18m)

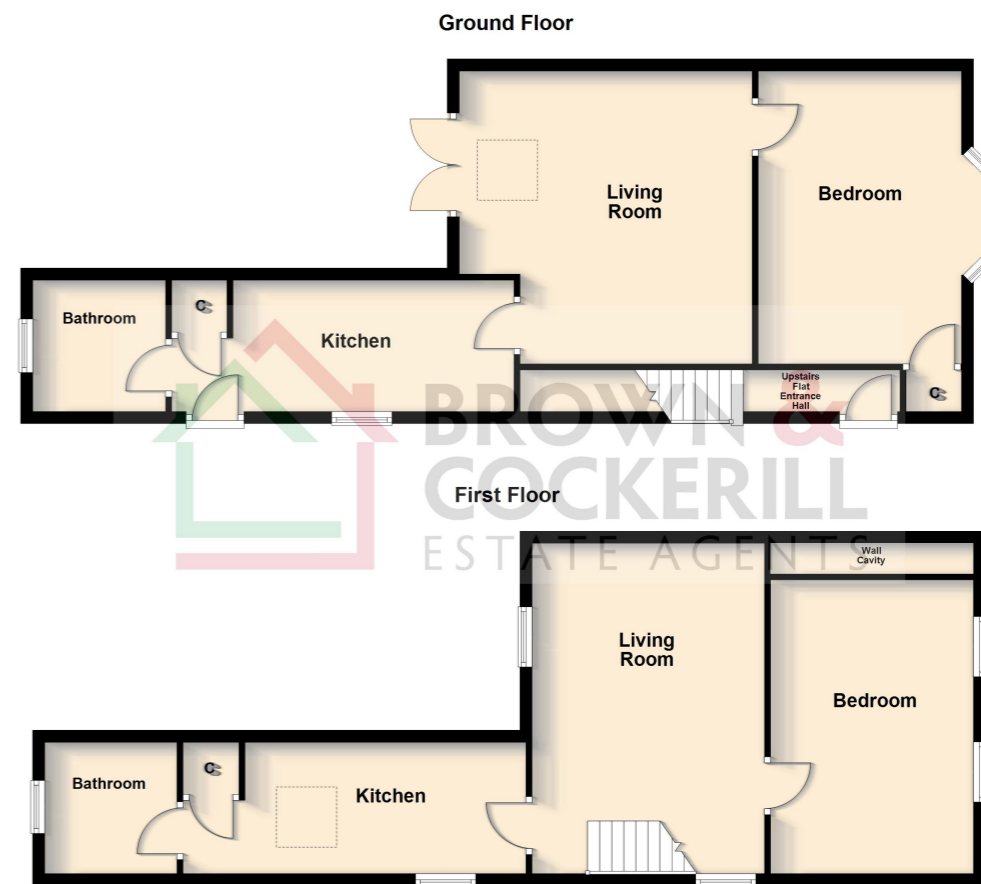
Boiler Cupboard

3' 4" x 3' 3" (1.02m x 0.99m)

Bathroom

7' 3" x 7' 2" (2.21m x 2.18m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.