



67 NEW STREET

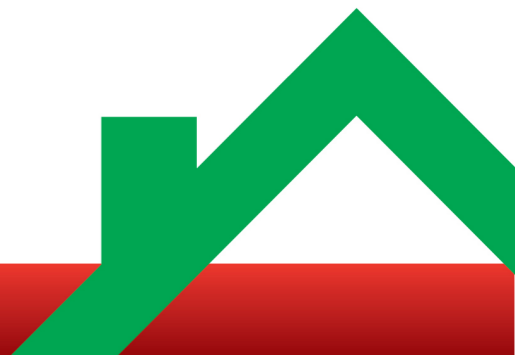
£200,000 Freehold

NEW BILTON
RUGBY
WARWICKSHIRE
CV22 7BD



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 traditional two bedroom mid terraced property located in the popular residential area 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 range of amenities available within the immediate area to include a parade of shops and stores, public house, recreational park and there are regular bus routes to all areas.

Rugby railway station offers a regular mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy commuter access to the surrounding 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, a lounge with feature chimney breast and a separate dining room. The fitted kitchen has a useful under stairs pantry, space and plumbing for appliances and a pedestrian door giving access to the rear garden.

To the first floor, there are two well proportioned bedrooms with the master bedroom having feature panelling. There is a recently refitted family bathroom with a modern three piece white suite to include a bath with shower over, wall mounted wash hand basin and low level w.c.

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

Externally, to the front is a small fore garden enclosed by a low level brick wall. The rear garden has a patio area with a walkway to a decked area and lawn to the side. As common with traditional terraced properties, there is a right of way for neighbouring property access.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 85 m² (914 ft²).

AGENTS NOTES

Council Tax Band 'A'.

Estimated Rental Value: £850 pcm approx.

What3Words: ///bucks.ranges.hears

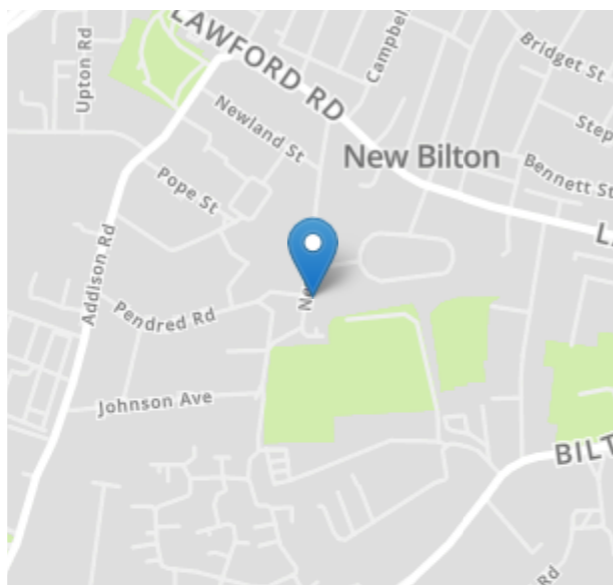
MORTGAGE & LEGAL ADVICE

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 Well Presented Two Bedroom Mid Terraced Property
- Popular Residential Location
- Lounge with Feature Chimney Breast and Separate Dining Room
- Fitted Kitchen with Useful Under Stairs Pantry
- Two Double Bedrooms
- Refitted Modern First Floor Family Bathroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Rear Garden with Patio and Decking, Early Viewing is Highly Recommended



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	67	
(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 Hall

13' 0" x 2' 11" (3.96m x 0.89m)

Lounge

11' 10" x 11' 8" (3.61m x 3.56m)

Dining Room

11' 9" x 11' 9" (3.58m x 3.58m)

Kitchen

10' 5" x 8' 11" (3.17m x 2.72m)

First Floor

Landing

11' 9" x 5' 1" (3.58m x 1.55m)

Bedroom One

15' 0" x 11' 10" (4.57m x 3.61m)

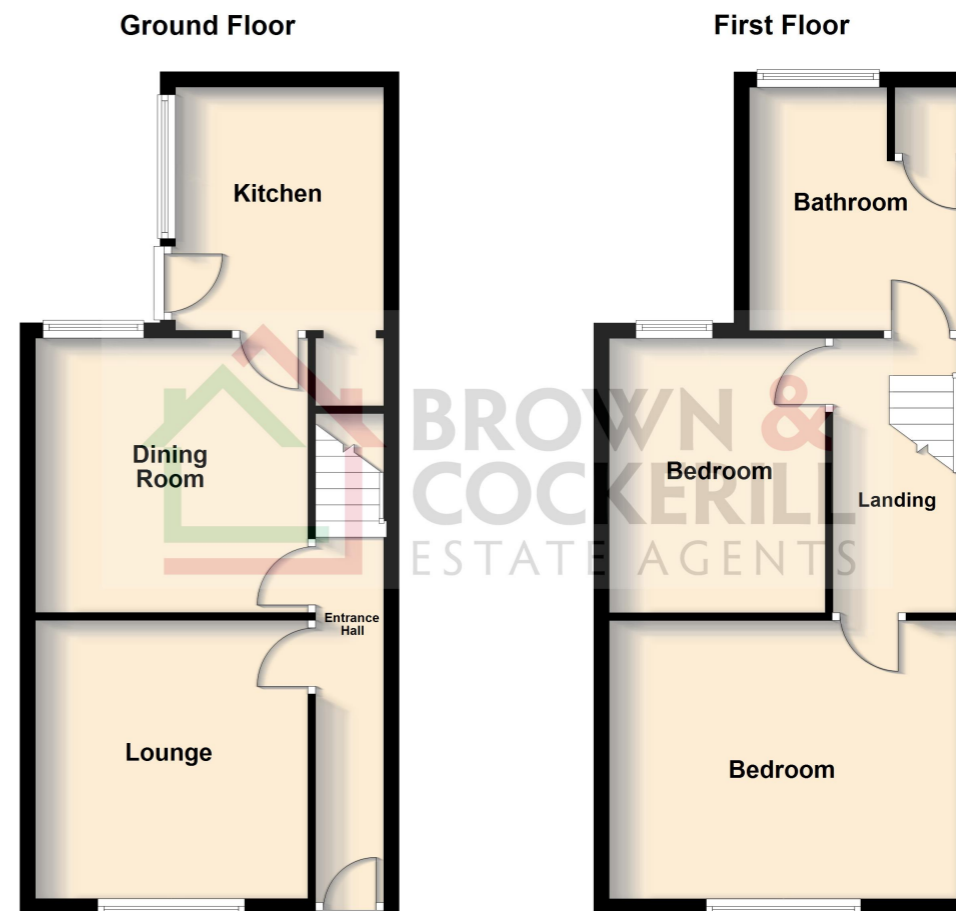
Bedroom Two

11' 9" x 9' 3" (3.58m x 2.82m)

Family Bathroom

10' 2" x 8' 7" (3.10m x 2.62m)

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.