



82 BOUGHTON ROAD

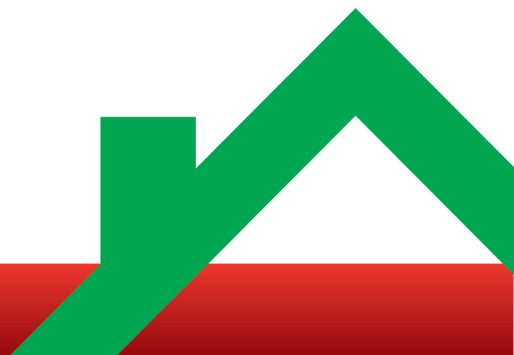
Offers Over £220,000 Freehold

RUGBY
WARWICKSHIRE
CV21 1BJ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented three bedroom semi detached property that is conveniently located for Rugby railway station. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There is a small parade of shops nearby boasting an excellent convenience store with post office and two hot food takeaway outlets. Rugby's large Elliott's Field and Junction One retail parks, Tesco's supermarket and Harvester public house are also within walking distance.

For commuters, Rugby railway station operates a regular intercity services to Birmingham New Street and London Euston in under an hour and there is excellent access to the M1, M6, A5 and A14 road networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing. The open plan lounge/dining room has a bay window to the dining area and feature fireplace with inset fire to the lounge area. There is a galley style kitchen with an oven and hob with extractor over, space and plumbing for appliances, under stairs storage cupboard and pedestrian door giving access to the rear garden.

To the first floor, the landing has doors off to the master bedroom with a built in cupboard and two further well proportioned bedrooms with bedroom three having an over stairs cupboard. The part tiled family shower room is fitted with a corner shower enclosure, pedestal wash hand basin and low level w.c.

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

Externally, to the front is a block paved driveway providing ample off road parking with shared access to the side giving access to the detached garage with an up and over door. The east facing rear garden is enclosed by timber fencing to the boundaries. There is a patio area to the immediate rear, ideal for al fresco dining/entertaining with the remainder of the garden laid to lawn. There is a further small patio area providing a seating area at the far end of the garden.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 67 m² (721 ft²).

AGENTS NOTES

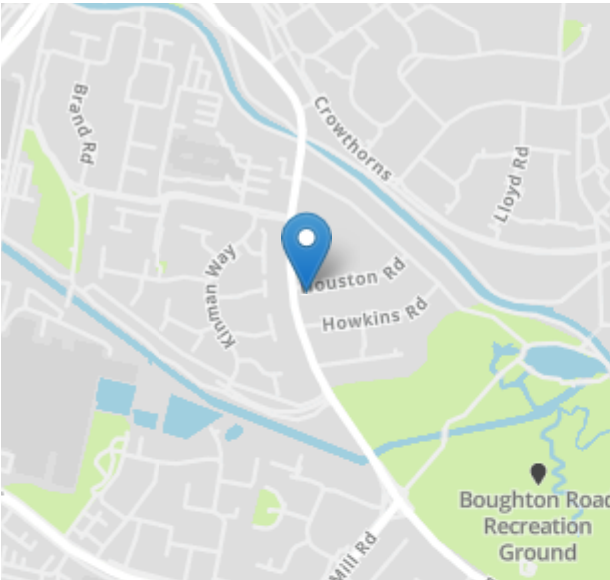
Council Tax Band 'B'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///music.cute.newest

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 Three Bedroom Semi Detached Property**
- **Conveniently Located for Rugby Railway Station**
- **Open Plan Lounge/Dining Room with Feature Fireplace and Bay Window**
- **Galley Kitchen with Oven and Extractor**
- **First Floor Family Shower Room with Three Piece White Suite**
- **Recently Refitted Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking and Detached 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		
(69-80) C		
(55-68) D	68	75
(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

10' 5" x 5' 1" (3.17m x 1.55m)

Open Plan Lounge/Dining Room

21' 9" x 10' 5" (6.63m x 3.17m)

Kitchen

15' 0" x 5' 5" (4.57m x 1.65m)

First Floor

Landing

7' 0" x 5' 4" (2.13m x 1.63m)

Bedroom One

11' 11" maximum x 10' 2" maximum (3.63m maximum x 3.10m maximum)

Bedroom Two

10' 0" maximum x 9' 11" maximum (3.05m maximum x 3.02m maximum)

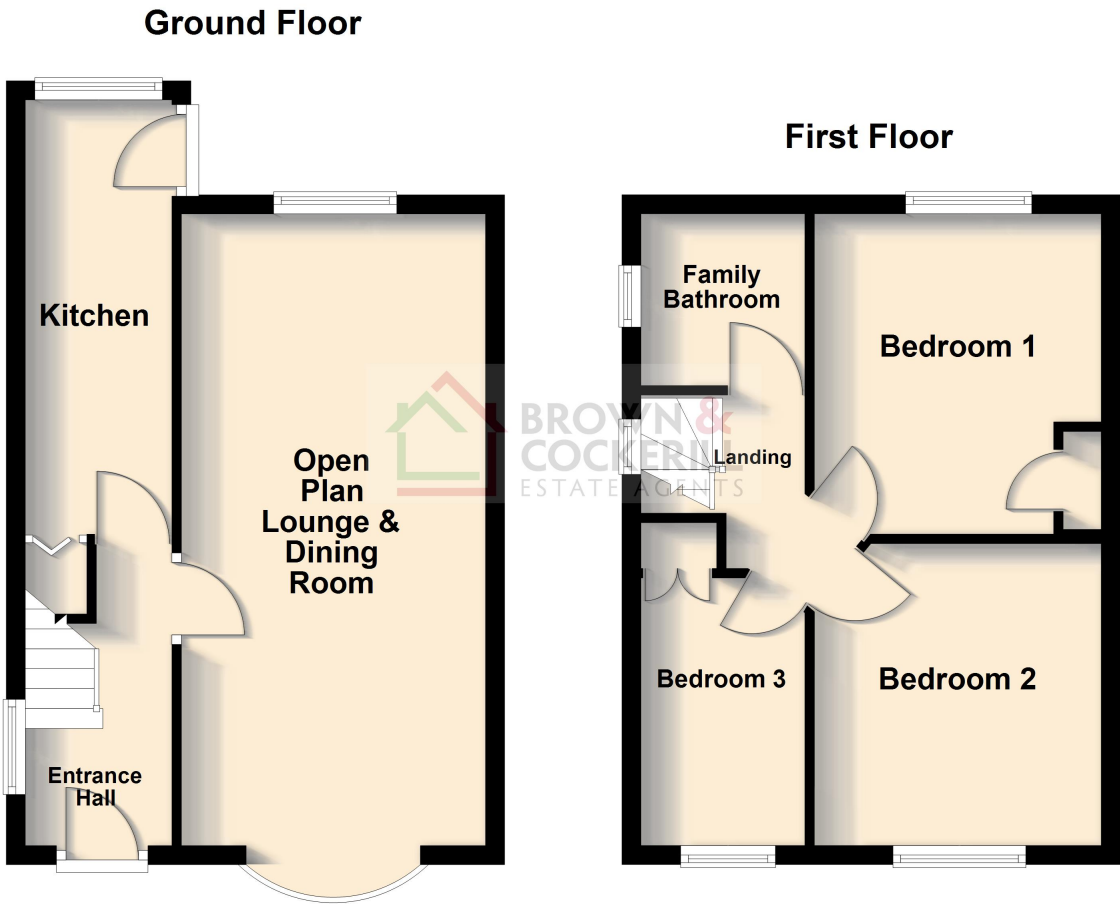
Bedroom Three

9' 2" maximum x 5' 8" (2.79m maximum x 1.73m)

Family Shower Room

5' 11" x 5' 4" (1.80m x 1.63m)

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.