



32 STEPHEN STREET

Offers Over £190,000 Freehold

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2ES



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented standard construction brick built two bedroom mid terraced property which has been improved by the current owner to a high standard and is located in the popular residential area of New Bilton, Rugby.

The property is conveniently located for Rugby town centre and Rugby railway station.

Rugby railway station operates a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy commuter access to the M1, M6, A5 and A14 road and motorway networks.

In brief, the accommodation comprises of a lounge, refitted kitchen/dining room and a refitted ground floor bathroom.

To the first floor there are two double bedrooms.

The property benefits from gas fired central heating to radiators and Upvc double glazing. All mains services are connected.

Externally, there is a small fore garden which is enclosed by a dwarf brick wall. To the rear is a low maintenance garden with the added benefit of off road parking.

Early viewing is highly recommended and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 68 m² (731 ft²).

AGENTS NOTES

Council Tax Band 'A'.

Estimated Rental Value: £995 pcm approx.

What3Words: //spite.fired.fishery

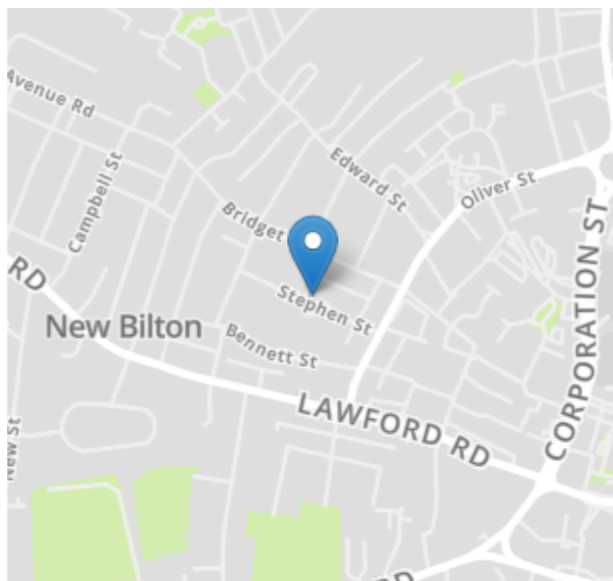
MORTGAGE & LEGAL ADVICE

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
- Conveniently Located for Rugby Town Centre and Rugby Railway Station
- Lounge and Refitted Kitchen/Dining Room
- Ground Floor Refitted Bathroom
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Off Road Parking to Rear
- No Onward Chain
- Early Viewing is Highly Recommended



ROOM DIMENSIONS

Ground Floor

Lounge

13' 8" x 13' 8" (4.17m x 4.17m)

Kitchen/Dining Room

17' 0" x 11' 8" (5.18m x 3.56m)

Bathroom

10' 6" x 5' 7" (3.20m x 1.70m)

First Floor

Bedroom One

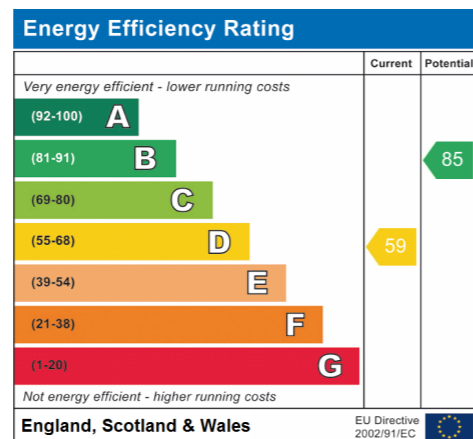
12' 1" x 11' 8" (3.68m x 3.56m)

Bedroom Two

12' 1" x 11' 9" (3.68m x 3.58m)

FLOOR PLAN

ENERGY PERFORMANCE CERTIFICATE



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.