



4 CHARLES WARREN CLOSE

£189,950 Freehold

RUGBY
WARWICKSHIRE
CV21 2YA



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 standard construction brick built two bedroom end of terraced property situated in a popular residential location and within walking distance of Rugby town centre and railway station.

Rugby town centre hosts a range of amenities to include shops and stores, restaurants, public houses, cafes, supermarkets, leisure facilities, churches of several denominations and excellent local schooling for all ages.

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

In brief the accommodation comprises of an entrance hall, kitchen with spacious under stairs storage cupboard, lounge/dining room with doors opening onto the rear courtyard garden and stairs rising to the first floor landing.

To the first floor there is a spacious master bedroom to the rear elevation, second bedroom to the front elevation and a wet room.

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

Externally there is a private and enclosed rear courtyard garden ideal for al-fresco dining and entertaining. To the front of the property there is off road parking.

Early viewing is considered essential to avoid disappointment and the property is being offered for sale with no onward chain.

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

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £850 pcm approx.
What3Words: ///squad.loser.verge

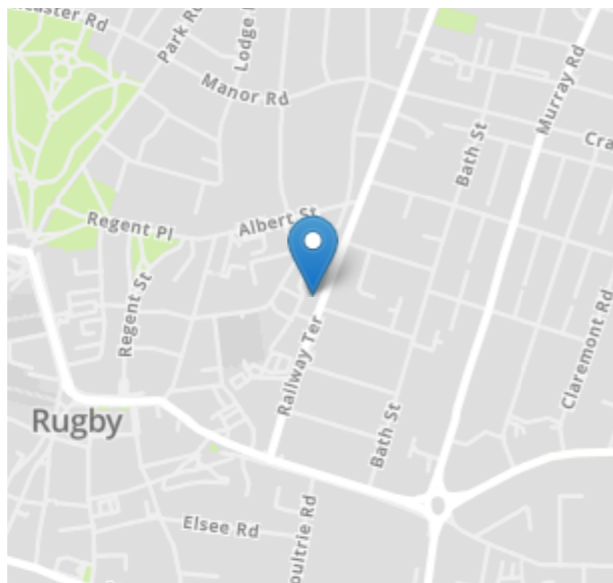
MORTGAGE & LEGAL ADVICE

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 Two Bedroom End of Terraced Property
- Convenient For Rugby Town Centre and Railway Station
- Lounge/Dining Room
- Kitchen with Spacious Under Stairs Storage Cupboard
- First Floor Wetroom
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Courtyard Garden and Off Road Parking
- In Need of Modernisation and Updating, No Onward Chain



ROOM DIMENSIONS

Ground Floor

Entrance Hall

10' 1" x 4' 7" (3.07m x 1.40m)

Kitchen

9' 5" x 9' 5" (2.87m x 2.87m)

Lounge/Dining Room

14' 7" x 11' 7" (4.45m x 3.53m)

First Floor

Bedroom One

14' 7" x 11' 7" (4.45m x 3.53m)

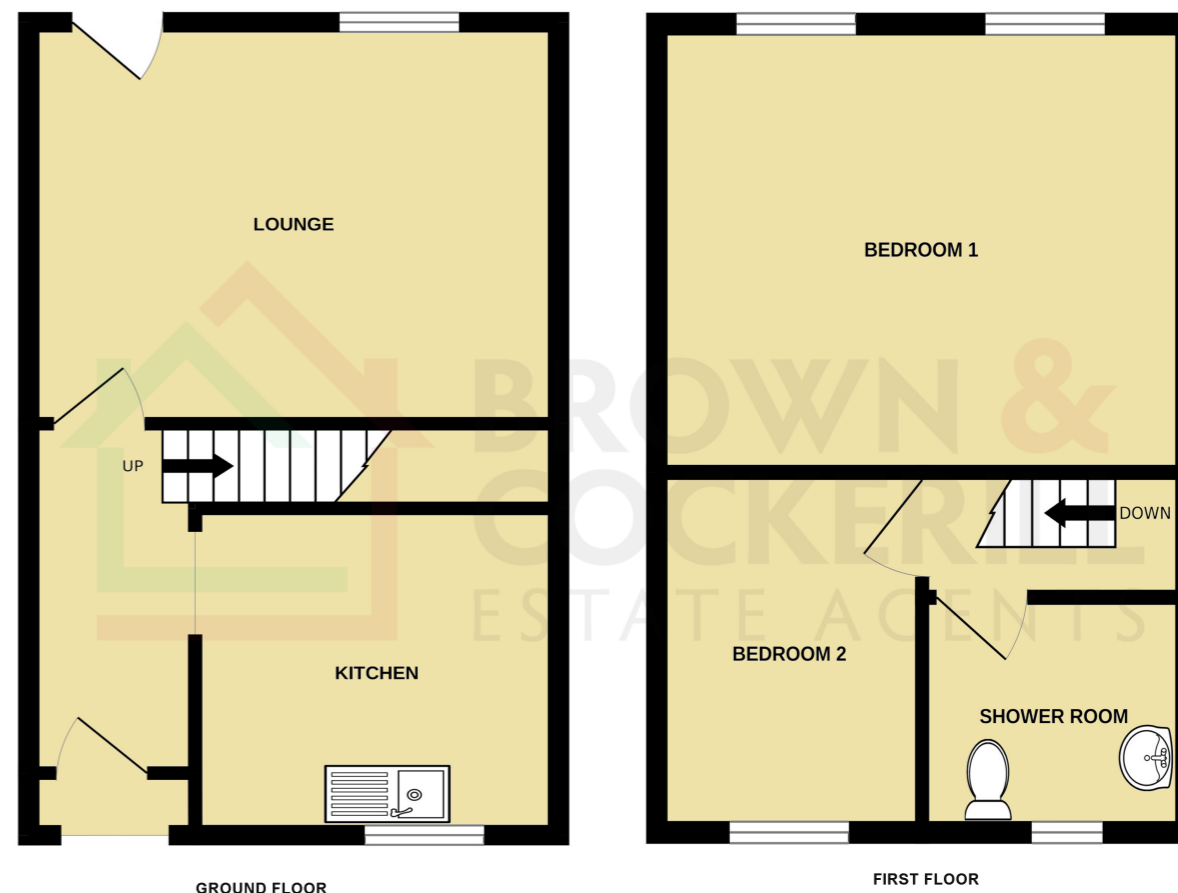
Bedroom Two

9' 4" x 7' 4" (2.84m x 2.24m)

Wet Room

6' 9" x 6' 0" (2.06m x 1.83m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(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.