



14 ESSEX STREET

Offers Over £140,000 Freehold

RUGBY  
WARWICKSHIRE  
CV21 2NE



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom mid terraced property which is of standard brick built construction with tiled roofing.

The property is situated within walking distance of Rugby railway station and the town centre which offers a comprehensive range of high street shops, stores, restaurants, bars, public houses, supermarkets, recreational facilities and excellent local schooling.

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

In brief, the accommodation comprises of an entrance hall, lounge with fireplace, separate dining room with fireplace and stairs rising to the first floor landing and a kitchen with separate utility room/w.c.

To the first floor there are two generously sized bedrooms and a family bathroom with a three piece white suite.

Mains services are connected.

Externally, there is a small paved fore garden to the front of the property. The rear garden is enclosed with timber fencing to the boundaries and has a lawned and patio area which is in need of some cultivation.

The property is in need of some modernisation and updating and is considered to be an ideal investment opportunity.

No onward chain and early viewing is considered essential.

Gross Internal Area: approx. 80 m<sup>2</sup> (861 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'A'.

What3Words: ///wished.suffer.powers

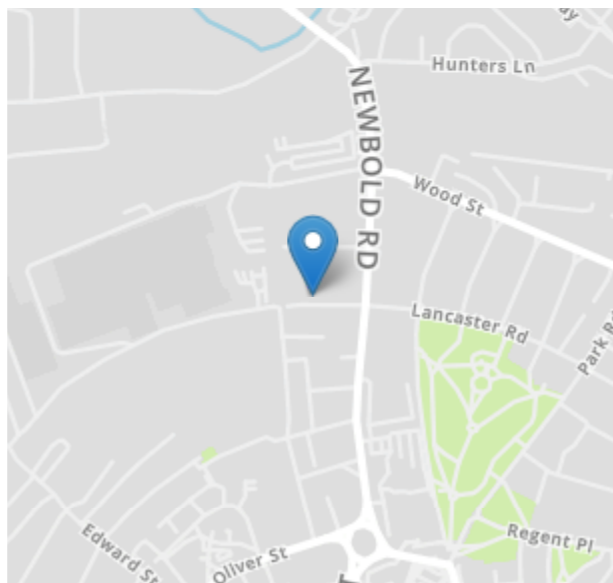
## MORTGAGE & LEGAL ADVICE

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 Mid Terrace Property**
- **Within Walking Distance of Rugby Town Centre and Railway Station**
- **Lounge and Separate Dining Room**
- **Kitchen with Separate Utility Room/W.C.**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Enclosed Rear Garden**
- **Ideal Investment Opportunity and No Onward Chain**
- **Early Viewing Considered Essential**



## ROOM DIMENSIONS

### Ground Floor

#### Lounge

12' 5" x 11' 9" (3.78m x 3.58m)

#### Dining Room

12' 5" x 11' 9" (3.78m x 3.58m)

#### Kitchen

9' 6" x 6' 4" (2.90m x 1.93m)

#### Utility Room/W.C.

7' 8" x 5' 3" (2.34m x 1.60m)

### First Floor

#### Bedroom One

13' 0" x 12' 6" (3.96m x 3.81m)

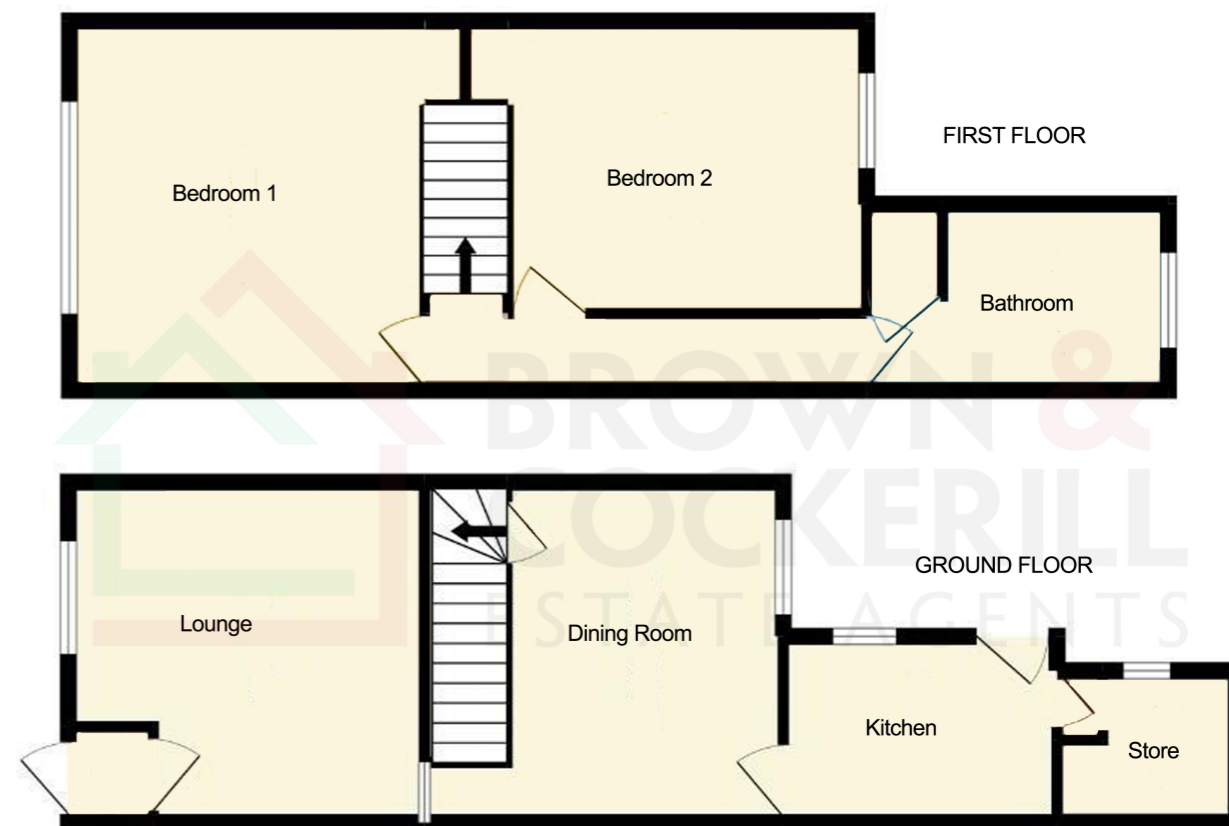
#### Bedroom Two

12' 5" x 10' 1" (3.78m x 3.07m)

#### Family Bathroom

10' 5" x 6' 5" (3.17m x 1.96m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		41
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.