



109 LOWER STREET

£170,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4NT



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 that is of standard brick built construction with a tiled roof. The property is located in the popular residential area of Hillmorton, Rugby.

There are a range of amenities available within the local area to include a parade of shops and stores, public houses, hot food take away outlets and schooling for all ages.

There are regular bus routes to Rugby town centre and Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is also easy commuter access to the M1, M6, A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of a lounge with feature chimney breast and a kitchen/breakfast room with space for cooker, extractor hood, space and plumbing for automatic washing machine and stairs rising to the first floor landing.

To the second floor there are two well proportioned bedrooms and a family bathroom fitted with a three piece white suite to include a bath with shower over, low level w.c. wash hand basin and large storage cupboard.

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

Externally, there is a shared pathway leading to a private rear garden which is predominantly laid to lawn with a paved patio area.

Early viewing is highly recommended. The property is in need of some updating and is being offered for sale with no onward chain.

Gross Internal Area: approx. 55 m² (592 ft²).

AGENTS NOTES

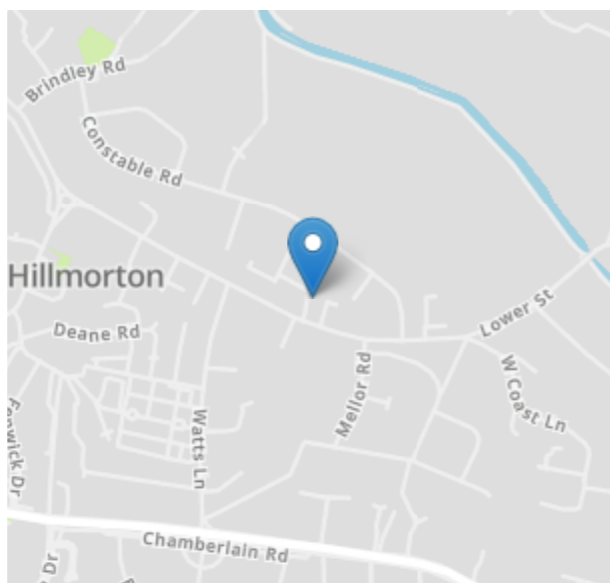
Council Tax Band 'B'.
Estimated Rental Value: £950 pcm approx.
What3Words: ///fruit.grace.happen

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 Terraced Property
- Popular Residential Location
- In Need of Some Updating
- Lounge and Kitchen/Breakfast Room
- First Floor Family Bathroom
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Early Viewing is Highly Recommended
- No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(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

Lounge

13' 4" x 10' 9" (4.06m x 3.28m)

Kitchen/Breakfast Room

13' 4" x 10' 6" (4.06m x 3.20m)

First Floor

Bedroom One

13' 3" x 10' 8" (4.04m x 3.25m) reducing to 13' 3" x 8' 1" (4.04m x 2.46m)

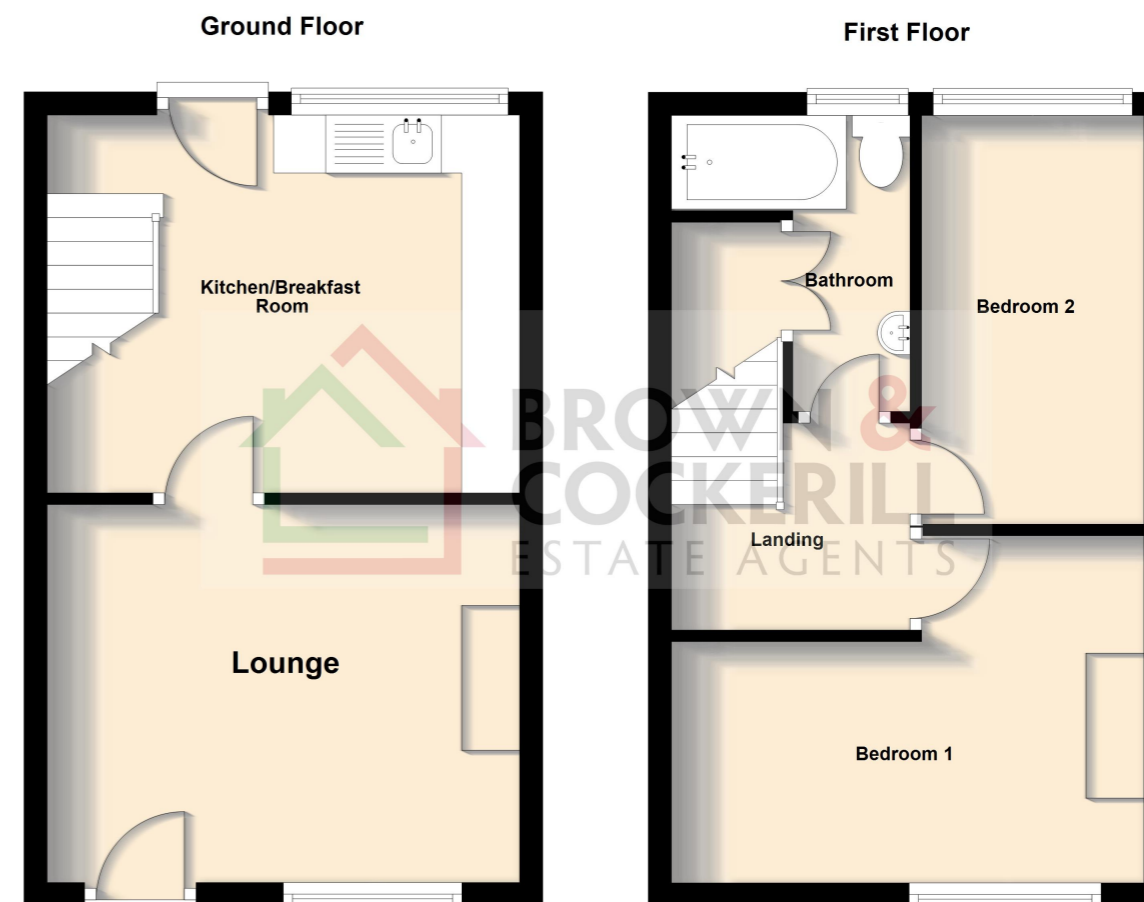
Bedroom Two

10' 0" x 6' 5" (3.05m x 1.96m)

Family Bathroom

7' 2" x 6' 3" (2.18m x 1.91m)

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.