



77 NEW STREET

£205,000 Freehold

NEW BILTON
RUGBY
WARWICKSHIRE
CV22 7BD



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 refurbished and well presented three bedroom mid terraced property situated in the popular residential area of New Bilton, Rugby. The property is of standard brick built construction with a tiled roof.

There are a range of amenities available within the immediate area to include a parade of shops and stores, public house, recreational park and there are regular bus routes to all areas.

Rugby railway station offers an intercity mainline service to London Euston in under an hour and Birmingham New Street. There is easy access to the surrounding Midland road and motorway networks.

In brief, the accommodation comprises of a lounge with feature chimney breast, separate dining room, refitted kitchen with integrated oven and hob and a ground floor bathroom with a refitted modern three piece white suite.

To the first floor, there are three well proportioned bedrooms with bedroom one having a w.c. with wash hand basin.

The property benefits from gas fired central heating to radiators via a recently installed boiler, Upvc double glazing (where specified) and all mains services are connected.

Externally, there is a fore garden which is enclosed by a dwarf brick wall. To the rear, there is a garden predominantly laid to lawn with perennial and shrub borders.

Offered for sale with no onward chain, early viewing is advised.

Gross Internal Area: approx. 75 m² (807 ft²).

AGENTS NOTES

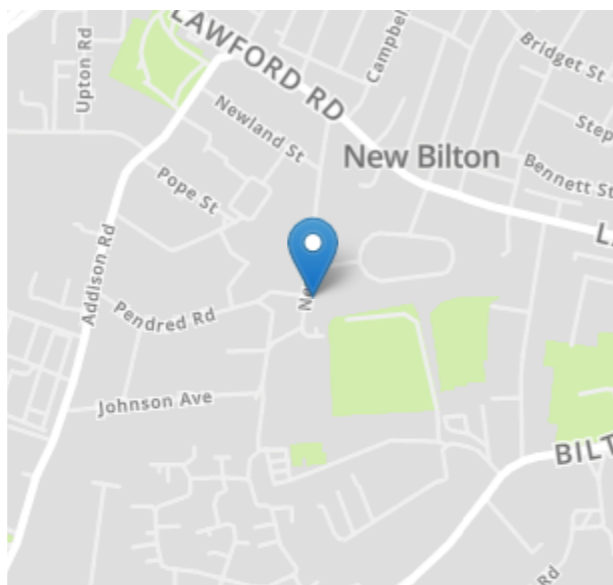
Council Tax Band 'A'.
Estimated Rental Value: £975 pcm approx.
What3Words: ///noble.lame.chief

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 Refurbished Three Bedroom Terraced Home
- Sought After Residential Location Convenient for Rugby Town Centre
- Lounge with Feature Chimney Breast and Separate Dining Room
- Refitted Kitchen with Integrated Oven and Hob
- Refitted Ground Floor Bathroom with Modern Three Piece White Suite
- W.C. with Wash Hand Basin to Bedroom One
- Gas Fired Central Heating to Radiators and Upvc Double Glazing (where specified)
- Early Viewing Advised, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		42
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

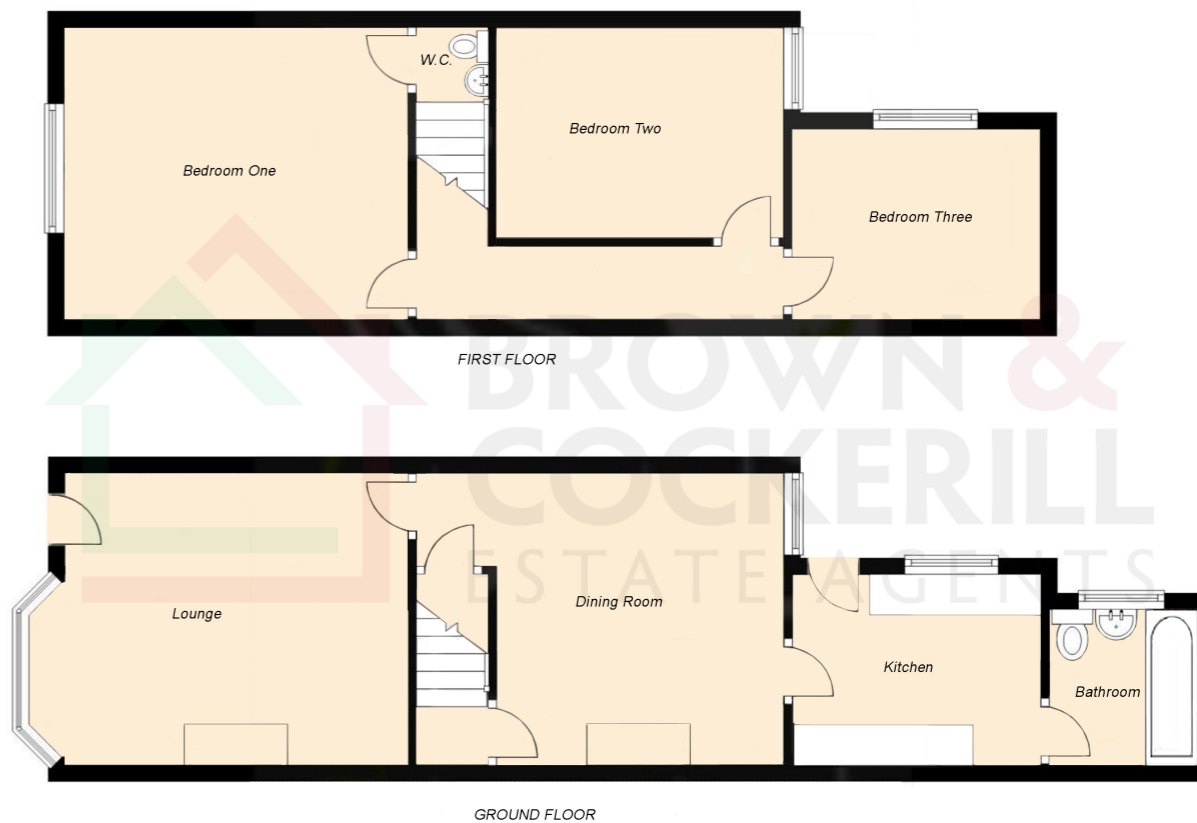
Ground Floor

- Lounge**
13' 9" x 11' 7" (4.19m x 3.53m)
- Dining Room**
11' 7" x 11' 5" (3.53m x 3.48m)
- Kitchen**
9' 9" x 6' 7" (2.97m x 2.01m)
- Bathroom**
6' 2" x 5' 11" (1.88m x 1.80m)

First Floor

- Bedroom One**
11' 7" x 11' 5" (3.53m x 3.48m)
With Cloakroom/W.C.
- Bedroom Two**
11' 8" x 7' 1" (3.56m x 2.16m)
- Bedroom Three**
9' 10" x 6' 3" (3.00m 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.