

2 AMBROSE CLOSE

£265,000 Freehold

WATERSIDE
RUGBY
WARWICKSHIRE
CV21 1XD



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern and well presented three bedroom end of mews property presented in excellent decorative order throughout and located within walking distance of Rugby railway station. The property is of standard brick built construction with a tiled roof.

There are a range of further amenities available within the immediate area to include a parade of stores, hot food takeaway, Tesco supermarket, excellent local schooling and canal side walks along the nearby Oxford canal. Rugby's main retail parks are a short drive away.

The property offers excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby Railway Station offers an intercity mainline service to Birmingham New Street and London Euston in under an hour.

In brief the accommodation comprises of an entrance hall, ground floor cloakroom/w.c., lounge with feature fireplace, kitchen/dining room with fitted hob & oven and a conservatory.

To the first floor there are three well proportioned bedrooms and a modern family shower room that has been refitted with a contemporary white suite.

The property benefits from Upvc double glazing, gas fired central heating to radiators via a combination boiler (installed in 2020) and all mains services are connected.

Externally there is an enclosed rear garden with seating area and a driveway to the front which provides off road parking with a single garage.

Early viewing is considered essential.

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

AGENTS NOTES

Council Tax Band 'C'
Estimated Rental Value: £1100 pcm approx.
What3Words: ///parent.ties.trains

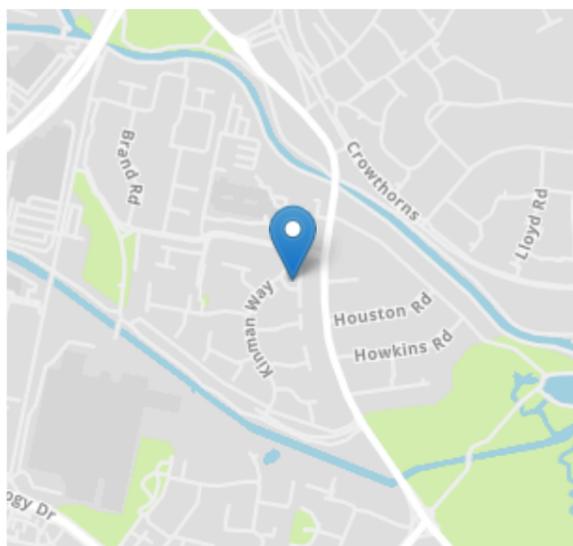
MORTGAGE & LEGAL ADVICE

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 Modern Three Bedroom End of Mews Home
- Ground Floor Cloakroom/W.C., Conservatory
- Lounge, Kitchen/Dining Room with Hob & Oven
- First Floor Refitted Shower Room with Contemporary White Suite
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Off Road Parking, Single Garage, Enclosed Rear Garden
- Early Viewing is Considered Essential



ROOM DIMENSIONS

Entrance Porch
3' 7" x 3' 0" (1.09m x 0.91m)

Cloakroom/W.C.
6' 5" x 2' 8" (1.96m x 0.81m)

Lounge
15' 1" x 14' 0" (4.60m x 4.27m)

Kitchen/Dining Room
15' 1" x 8' 7" (4.60m x 2.62m)

Conservatory
8' 7" x 8' 7" (2.62m x 2.62m)

First Floor

Bedroom One
12' 8" x 8' 9" (3.86m x 2.67m)

Bedroom Two
10' 3" x 7' 11" (3.12m x 2.41m)

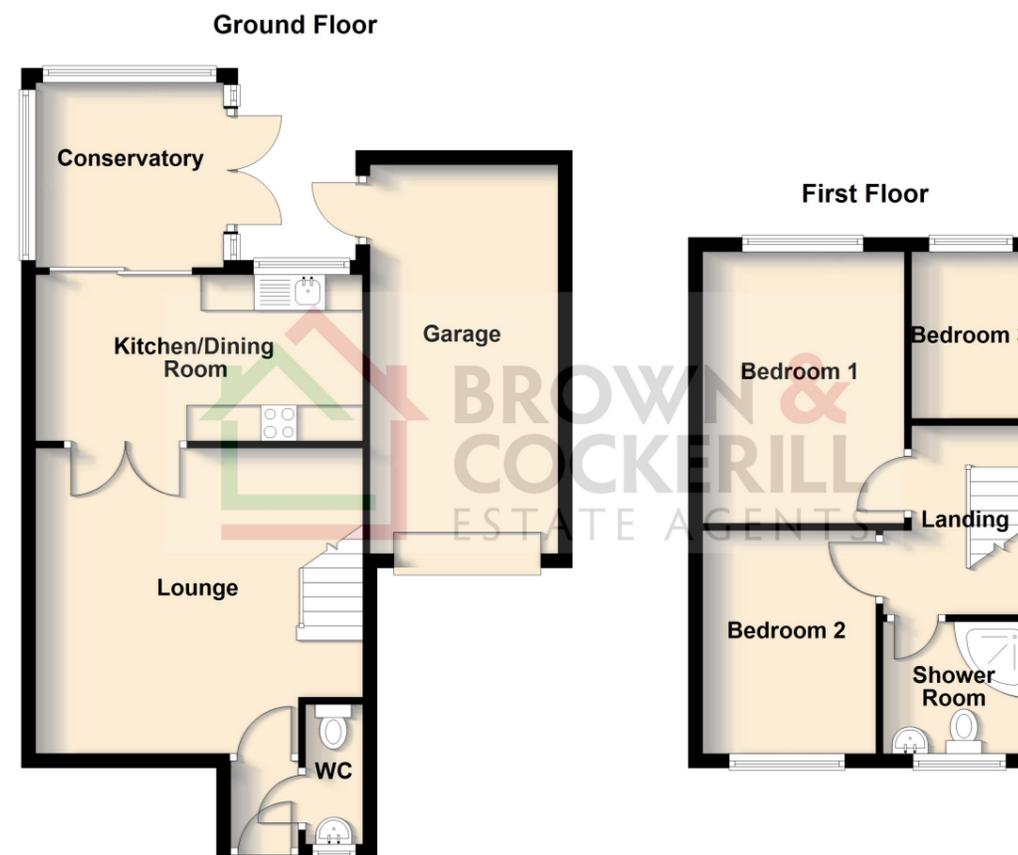
Bedroom Three
7' 8" x 6' 2" (2.34m x 1.88m)

Shower Room
6' 10" x 6' 1" (2.08m x 1.85m)

Externally

Single Garage
17' 11" x 8' 8" (5.46m x 2.64m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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			

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.