



104 OXFORD STREET

£250,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3LZ



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 well presented traditional two bedroom mid terraced property which is conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The property is within walking distance of Rugby town centre and railway station, Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets, public houses and there is excellent local schooling for all ages.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also convenient commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an open plan lounge/dining room with a bay window, feature wood burning stove with inset wooden mantle over and French doors off the dining area opening onto the rear garden. The stairs rise to the first floor landing off the lounge area and run alongside the dining area. The galley kitchen is fitted with traditional Shaker style units, has a Range cooker and Belfast sink. The kitchen has a large Velux window providing natural light and there are a range of integrated appliances, stone tiled flooring with under floor heating and French doors opening onto the rear garden.

To the first floor, the landing has doors off to two well proportioned bedrooms and a beautifully presented family shower room with stone tiling, double shower enclosure, low level w.c. and feature circular wash hand basin.

The property benefits from gas fired central heating to radiators, Upvc double glazing and has plantation window shutters to some windows.

Externally, to the front is a small fore garden enclosed by a low level brick wall and shrubbery and has decorative slate and pathway to the front entrance door. The low maintenance rear garden enjoys a private aspect and is accessed via a right of way with neighbouring properties. It is predominantly laid with Yorkshire stone with a slate area at the far end along with a useful brick built and insulated store. The store has a concrete floor, benefits from electricity being connected and has a useful separate laundry room.

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

Gross Internal Area: approx. 78 m² (839 ft²).

AGENTS NOTES

Council Tax Band 'A'.

Estimated Rental Value: £995 pcm approx.

What3Words: ///glare.flute.remedy

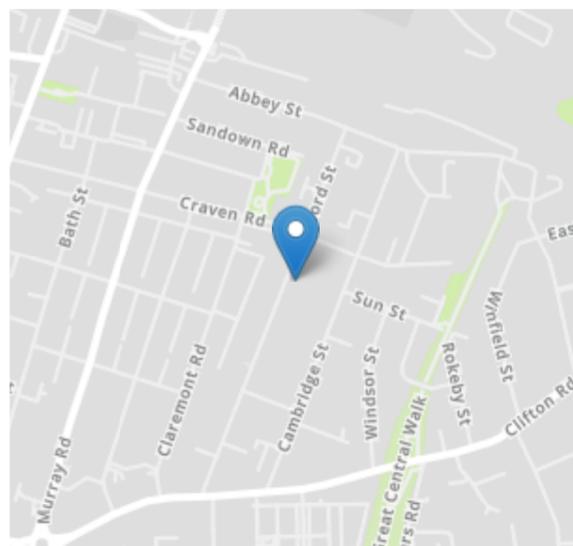
MORTGAGE & LEGAL ADVICE

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 Well Presented Two Bedroom Mid Terraced Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Open Plan Lounge Dining Room with Wood Burning Stove and French Doors to Rear Garden
- Galley Kitchen with Range Cooker, Integrated Appliances and French Doors to the Rear Garden
- First Floor Family Bathroom with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Low Maintenance Enclosed Rear Garden with Useful Brick Built and Insulated Store
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(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

Open Plan Lounge/Dining Room

Lounge Area: 13' 10" x 12' 6" (4.22m x 3.81m)

Dining Room: 10' 6" x 9' 4" (3.20m x 2.84m)

Kitchen

17' 10" x 6' 10" (5.44m x 2.08m)

First Floor

Landing

11' 11" x 5' 5" (3.63m x 1.65m)

Bedroom One

13' 11" x 10' 11" (4.24m x 3.33m)

Bedroom Two

11' 0" x 8' 1" (3.35m x 2.46m)

Family Shower Room

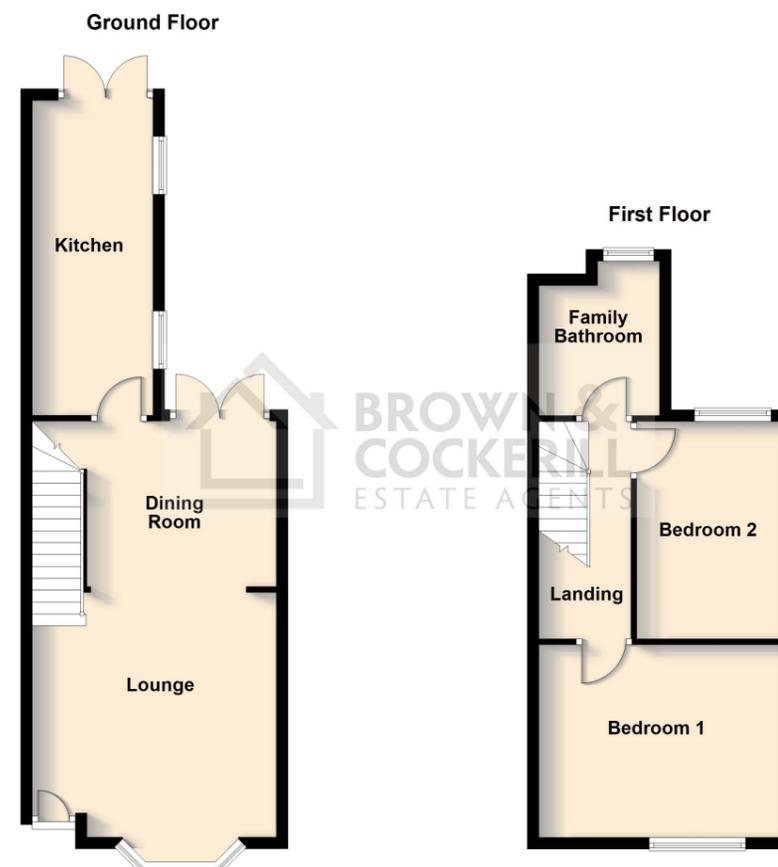
8' 9" maximum x 6' 11" maximum (2.67m maximum x 2.11m maximum)

Externally

Brick Built Store

19' 8" x 13' 8" (5.99m x 4.17m)

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.