



40 WORCESTER STREET

Guide Price £185,000 Freehold

RUGBY  
WARWICKSHIRE  
CV21 2NF



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this 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.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and bars 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 easy 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 a lounge with a feature fireplace and bay window and there is a separate dining room with under stairs storage and stairs rising to the first floor landing. The extended kitchen has space and plumbing for appliances with a door opening onto the rear garden.

To the first floor, the landing gives access to two well proportioned bedrooms and a part tiled family bathroom fitted with a three piece white suite to include a panelled bath with shower over, low level w.c. and pedestal wash hand basin.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, to the front is a fore garden enclosed by a low level brick wall with an alleyway to to side giving access to the rear. The rear garden is enclosed by timber fencing to the boundaries with a paved patio to the immediate rear and a gravelled area at the far end of the garden.

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

Gross Internal Area: approx. 86 m² (925 ft²).

AGENTS NOTES

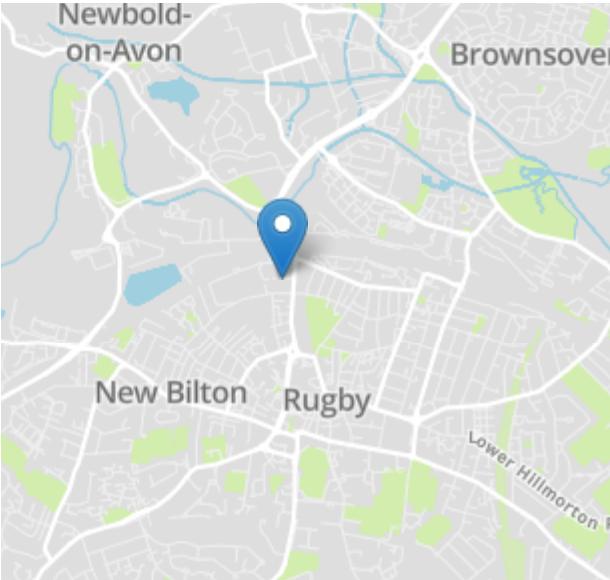
Council Tax Band 'A'  
Estimated Rental Value: £950 pcm approx.  
What3Words: ///oven.grant.noise

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
- Conveniently Located for Rugby Town Centre and Railway Station
- Lounge with Feature Fireplace and Separate Dining Room
- Extended Kitchen with Space For Appliances
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>70</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

**Lounge**  
14' 7" into bay window x 11' 10" (4.45m into bay window x 3.61m)  
**Dining Room**  
12' 5" x 11' 9" (3.78m x 3.58m)  
**Extended Kitchen**  
19' 1" x 6' 4" (5.82m x 1.93m)

First Floor

**Landing**  
15' 10" x 2' 6" (4.83m x 0.76m)  
**Bedroom One**  
12' 4" x 13' 1" (3.76m x 3.99m)  
**Bedroom Two**  
12' 5" x 10' 2" (3.78m x 3.10m)  
**Family Bathroom**  
10' 6" x 6' 5" (3.20m x 1.96m)

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.