



31 OULTON ROAD

Offers Over £260,000 Freehold

PROJECTS DRIVE
RUGBY
WARWICKSHIRE
CV21 1AE



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three storey, three bedroom mid terraced townhouse situated in the popular residential location of Projects Drive, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

There is a small parade of shops nearby boasting an excellent convenience store with post office and two hot food takeaway outlets. Rugby's large Elliott's Field Retail Park, Tesco's supermarket and Harvester public house are also within walking distance. The adjoining Oxford Canal provides some lovely canal side walks that lead to the surrounding Warwickshire countryside.

Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston within the hour. Easy commuter access is available to the M1, M6, A5 and A14 road and motorway networks.

The accommodation is set over three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to a ground floor cloakroom/w.c. There is a lounge and kitchen which has a four ring gas hob with oven beneath and extractor over and one and a half bowl stainless steel sink with mixer tap over. There is space and plumbing for appliances, useful under stairs storage cupboard and French doors opening onto the rear garden.

To the first floor, the landing gives access to stairs rising to the second floor. There are two well proportioned bedrooms and a family bathroom fitted with a three piece white suite to include a panelled bath with shower over, low level w.c. and wash hand basin. There is a tiled floor and heated towel rail in the bathroom.

To the second floor, the master bedroom has fitted wardrobes and a Velux window and benefits from an en-suite shower room fitted with a tiled shower enclosure, low level w.c. and wash hand basin.

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

Externally, there is a paved pathway leading to the front entrance door. The rear garden is enclosed by timber fencing to the boundaries and has a wooden decked area to the immediate rear. The lawn is artificial and there is a paved patio area with a decorative stone chipping boarder. A pedestrian gate gives access to the parking area at the rear of the property where there is one allocated off road parking spaces.

Early viewing is highly recommended d to avoid disappointment.

Gross Internal Area: approx. 84 m² (904 ft²).

AGENTS NOTES

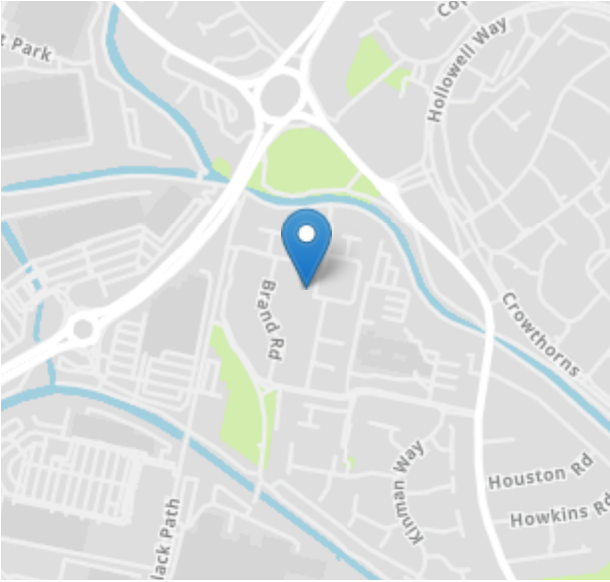
Council Tax Band 'C'
Estimated Rental Value: £1300 pcm approx.
What3Words: ///bliss.shed.doors

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 Three Storey, Three Bedroom Mid Terraced Townhouse**
- **Popular Residential Location**
- **Lounge and Kitchen with Oven, Hob and French Doors to Rear Garden**
- **Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Three Piece White Suite**
- **Master Bedroom with En-Suite Shower Room**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	77	
(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

Entrance Hall

7' 7" x 4' 1" (2.31m x 1.24m)

Lounge

12' 9" x 9' 6" (3.89m x 2.90m)

Kitchen

12' 11" x 11' 8" (3.94m x 3.56m)

Ground Floor Cloakroom/W.C.

5' 11" x 3' 5" (1.80m x 1.04m)

First Floor

Landing

9' 6" x 6' 6" (2.90m x 1.98m)

Bedroom Two

12' 11" x 8' 11" maximum (3.94m x 2.72m maximum)

Bedroom Three

9' 3" x 6' 2" (2.82m x 1.88m)

Family Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Second Floor

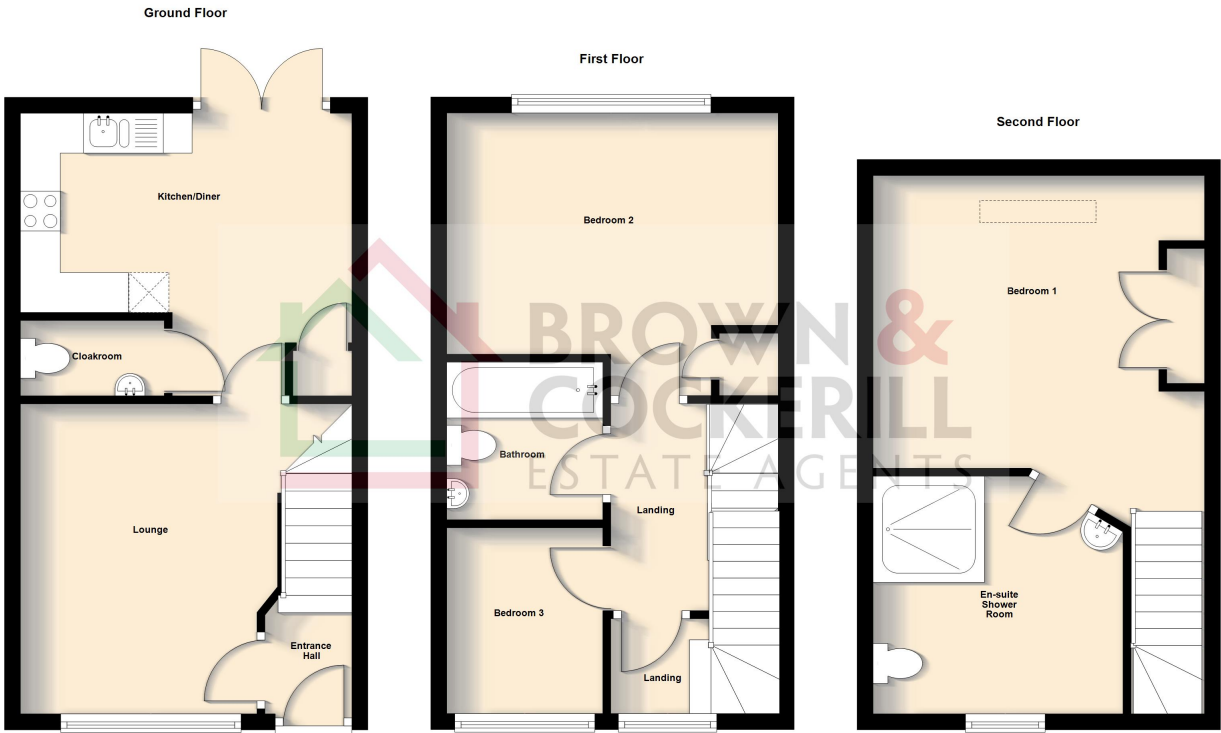
Bedroom One

13' 0" maximum x 12' 4" (3.96m maximum x 3.76m)

En-Suite Shower Room

8' 7" x 8' 1" (2.62m x 2.46m)

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.