

128 FROBISHER ROAD

£217,950 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7HS



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 improved and well presented three bedroom mid mews home with a spacious attic room which offers versatile accommodation set over three three floors.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, bus routes to Rugby town centre and excellent schooling for all ages.

Commuter access is available to the surrounding M45/M1/A45 and A46 road and motorway networks. Rugby Railway Station offers an intercity mainline service to Birmingham New Street and London Euston.

In brief the accommodation comprises of an entrance hall, ground floor cloakroom/W.C., kitchen/breakfast room hob and oven and a spacious lounge/dining room with views over the rear garden.

To the first floor there are three well proportioned bedrooms and a modern family bathroom which has been refitted with a contemporary white suite. A staircase from bedroom three provides access to a large attic room which has a dormer window to the rear and provides ample headroom.

The property benefits from Upvc double glazing and gas fired central heating to radiators via a modern combination boiler.

Externally, there is an enclosed rear garden which is not overlooked from the rear which has vehicular access to a single garage. There is additional off-road parking to the front of the property for one vehicle.

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

Gross internal area: 102m² (1097ft²)

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £995 pcm approx.
What3Words: ///basically.accompany.shoulders

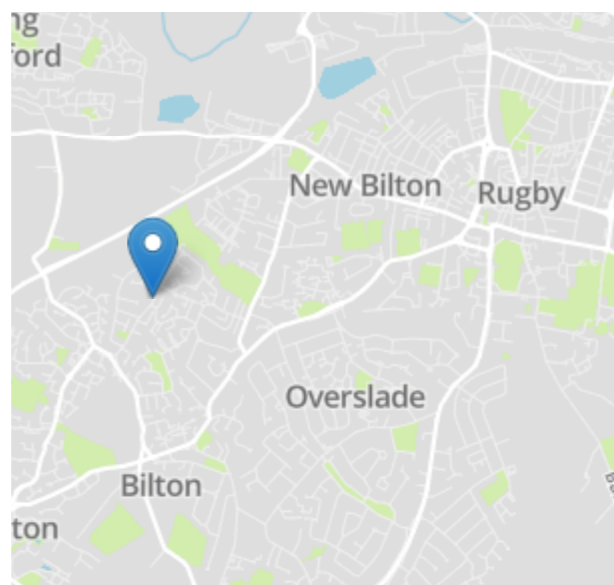
MORTGAGE & LEGAL ADVICE

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 Mid Mews Family Home**
- **Spacious Lounge/Dining Room**
- **Ground Floor Cloakroom / W.C.**
- **Fitted Kitchen/Breakfast Room**
- **Useful Attic Room**
- **First Floor Family Bathroom**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Off Road Car Parking & Garage (to the rear)**



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	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

8' 1" x 3' 3" (2.46m x 0.99m)

Cloakroom/W.C.

4' 11" x 2' 9" (1.50m x 0.84m)

Kitchen

15' 2" x 7' 1" (4.62m x 2.16m)

Lounge/Dining Room

14' 5" plus recess x 13' 9" (4.39m plus recess x 4.19m)

First Floor

Bedroom One

13' 8" x 8' 3" (4.17m x 2.51m)

Bedroom Two

12' 7" x 6' 8" (3.84m x 2.03m)

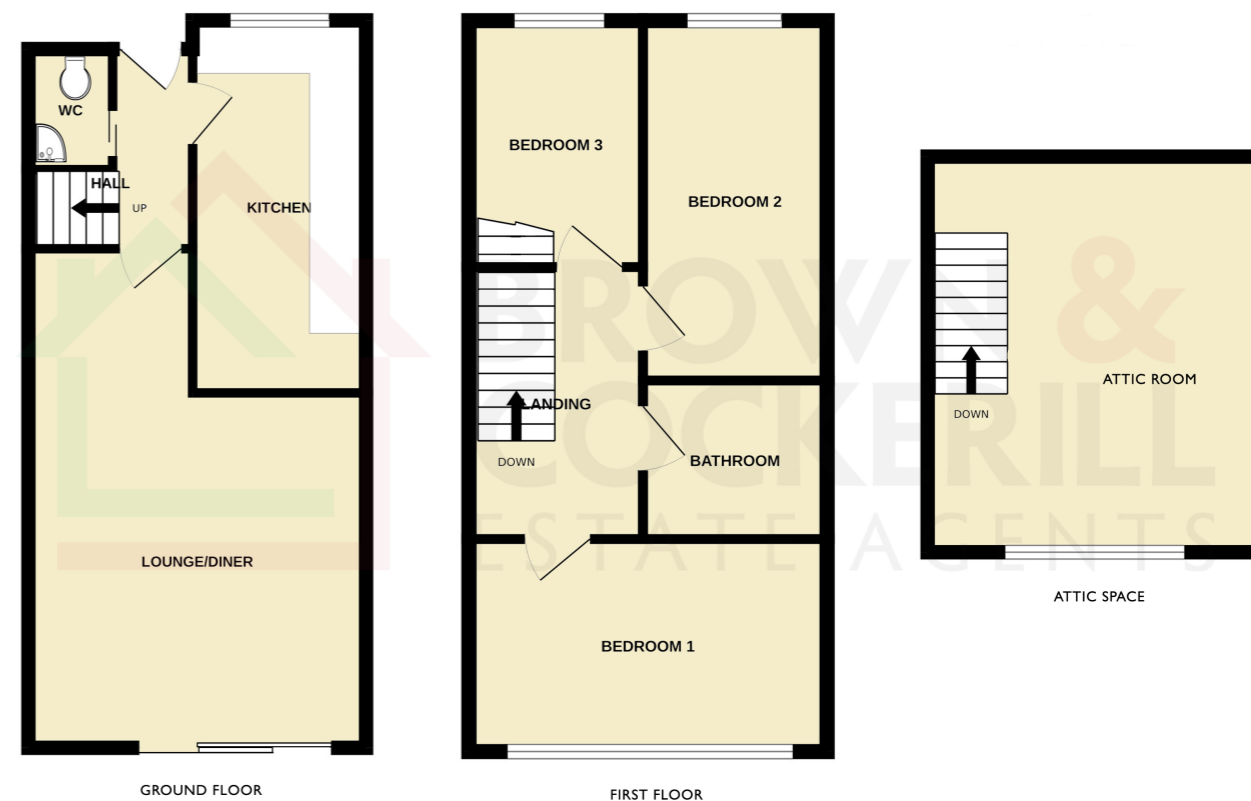
Bedroom Three

9' 7" x 6' 8" (2.92m x 2.03m)

Bathroom

7' 7" x 6' 3" (2.31m 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.