

30 CAMBRIDGE STREET

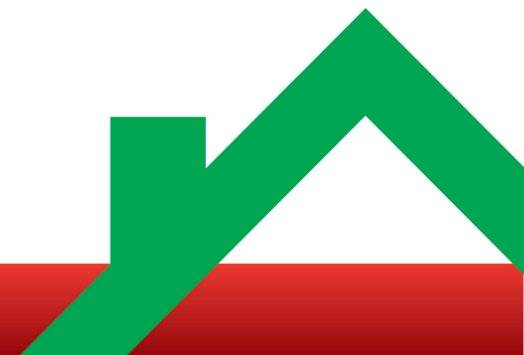
RUGBY  
WARWICKSHIRE  
CV21 3NQ

Offers Over £200,000



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 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 slate 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 and 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 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 an entrance hall with stairs rising to the first floor landing. The lounge has a bay window and period fireplace with open fire and there is a separate dining room also with a period fireplace and doors through to the kitchen and cellar. The kitchen has a built in oven and hob with extractor over; space and plumbing for appliances with a door to the inner lobby and a further door to the rear garden. The cellar has been recently damp proofed and has the original coal shoot out to the garden. The fully tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower over; vanity unit with wash hand basin and low level w.c.

To the first floor; the landing gives access to the master bedroom which has an over stairs storage cupboard with access to loft space. There is a further double bedroom.

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

Externally, to the front of the property is a paved fore garden enclosed by a low level brick wall and there is a communal alley to the side. The rear garden is enclosed by timber fencing and brick wall and is predominantly laid to lawn with mature shrubs down the side. There is a paved patio area ideal for al fresco dining/entertaining at the far end of the garden and a pretty summerhouse.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 75 m² (807 ft²).

AGENTS NOTES

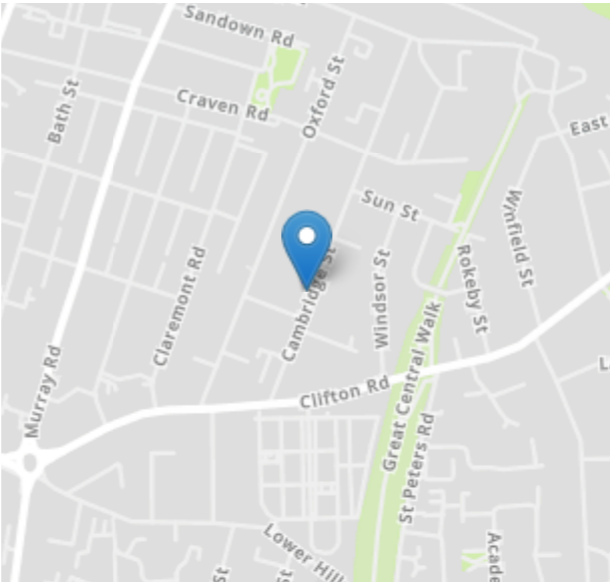
Council Tax Band 'B'.  
Estimated Rental Value: £1100 pcm approx.  
What3Words: ///bolt.churn.select

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 Terrace Property Close to Rugby Town Centre and Railway Station**
- **Lounge and Separate Dining Room with Period Fireplaces**
- **Recently Damp Proofed Cellar**
- **Kitchen with Oven and Hob**
- **Ground Floor Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden with Summerhouse**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	59	77
A		
(81-91)		
B		
(69-80)		
C		
(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

13' 5" x 10' 10" (4.09m x 3.30m)

Lounge

11' 0" plus bay window x 9' 1" (3.35m plus bay window x 2.77m)

Dining Room

12' 5" x 10' 11" (3.78m x 3.33m)

Kitchen

8' 10" x 9' 8" (2.69m x 2.95m)

Inner Lobby

2' 8" x 2' 7" (0.81m x 0.79m)

Family Bathroom

8' 11" x 6' 4" (2.72m x 1.93m)

Cellar

11' 1" x 5' 6" (3.38m x 1.68m)

First Floor

Landing

2' 9" x 2' 6" (0.84m x 0.76m)

Bedroom One

13' 8" x 11' 1" (4.17m x 3.38m)

Bedroom Two

13' 8" x 11' 0" (4.17m x 3.35m)

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.