BROWN & COCKERILL
ESTATE AGENTS

68 VICTORIA AVENUE

£175,000 Freehold

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2BZ

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this standard construction brick built two bedroom end of terraced property conveniently located in the popular residential area of New Bilton, Rugby.

There are a range of local amenities to include shops and stores, public houses, hot food take away outlets, churches of several denominations, excellent local schooling for all ages and bus services to Rugby town centre.

There is easy commuter access to the M1/M6/M45 and A45 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the accommodation comprises of an entrance hall, lounge with feature fireplace and bay window, dining room with door giving access to the stairs rising to the first floor landing, fitted kitchen and ground floor cloakroom/w.c./utility area fitted with a coloured w.c. and wash hand basin and plumbing for an automatic washing machine.

To the first floor there are two well proportioned bedrooms and a family bathroom fitted with a four piece white suite to include a separate shower cubicle.

The property benefits from Upvc double glazing and electric storage heating. All mains services are connected along with broadband, telephone and cable/satellite television.

Externally, to the front of the property is a small fore garden enclosed by a low level brick wall. The rear garden is enclosed and low maintenance with gated access to the detached garage with up and over door and power and lighting connected.

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

AGENTS NOTES

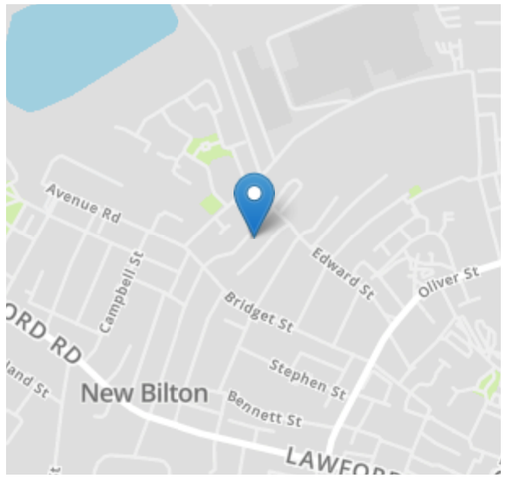
Council Tax Band 'A'
Estimated Rental Value: £850 pcm approx.
What3Words: ///ever.fades.gone

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 End of Terraced Property**
- **Popular Residential Location and Convenient for Rugby Town Centre**
- **Lounge with Feature Fireplace and Separate Dining Room**
- **Fitted Kitchen and Ground Floor Cloakroom/W.C./Utility**
- **First Floor Family Bathroom with Four Piece White Suite**
- **Electric Storage Heaters and Upvc Double Glazing**
- **Detached Garage and Enclosed Rear Garden**
- **No Onward Chain and Early Viewing Advised**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

First Floor

Entrance Hall
Lounge
10' 10" x 8' 6" (3.30m x 2.59m)
Dining Room
13' 11" maximum x 11' 10" (4.24m maximum x 3.61m)
Kitchen
10' 10" x 6' 10" (3.30m x 2.08m)
Ground Floor Cloakroom/W.C./Utility
6' 8" x 4' 0" (2.03m x 1.22m)

First Floor

Bedroom One
11' 10" x 9' 8" (3.61m x 2.95m)
Bedroom Two
9' 8" x 8' 11" (2.95m x 2.72m)
Bathroom
10' 10" x 6' 10" (3.30m x 2.08m)
Externally

Garage
20' 0" x 10' 5" (6.10m x 3.17m)

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 vendorâ€™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.