



90 WINFIELD STREET

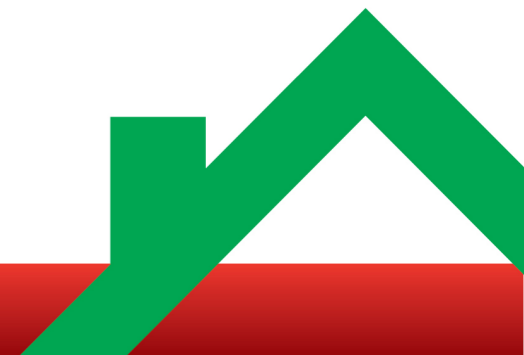
Guide Price £210,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3SH



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 three bedroom mid terraced property conveniently located for Rugby town centre and railway station.

There are a wide range of amenities available within the town centre and the popular local retail parks. Rugby railway station offers a mainline Intercity service to London Euston in under an hour and Birmingham New Street. There is easy access to the M1, M6, A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

In brief, the accommodation comprises of an entrance hall, spacious lounge/dining room, modern fitted kitchen/breakfast room and ground floor cloakroom/w.c.

To the first floor there are three well proportioned bedrooms and a family bathroom fitted with a modern three piece white suite.

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

Externally, to the front of the property there is a fore garden which is enclosed by a low level brick wall. The enclosed rear garden is predominantly laid to lawn with a paved patio area to the immediate rear and a timber garden shed.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 96 m² (1033 ft²).

AGENTS NOTES

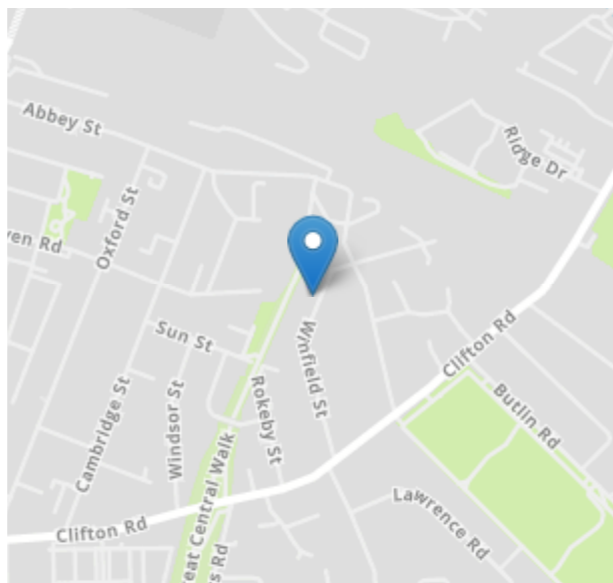
Council Tax Band 'A'.
Estimated Rental Value: TBC.
What3Words: /// stay.guitar.thing

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 Bedroom Mid Terraced Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Spacious Lounge/Dining Room and Modern Kitchen/Breakfast Room
- Ground Floor Cloakroom/W.C.
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Modern First Floor Family Bathroom with Three Piece White Suite
- Enclosed Rear Garden
- Early Viewing is Considered Essential



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(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

Lounge/Dining Room

10' 3" x 9' 8" (3.12m x 2.95m) Lounge Area

10' 8" x 10' 3" (3.25m x 3.12m) Dining Area

Kitchen/Breakfast Room

23' 0" x 9' 0" (7.01m x 2.74m)

Ground Floor Cloakroom/W.C.

First Floor

Bedroom One

12' 0" x 11' 1" (3.66m x 3.38m)

Bedroom Two

10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom Three

10' 4" x 9' 9" (3.15m x 2.97m)

Family Bathroom

9' 3" maximum x 5' 7" (2.82m maximum x 1.70m)

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.