

29 PARK ROAD

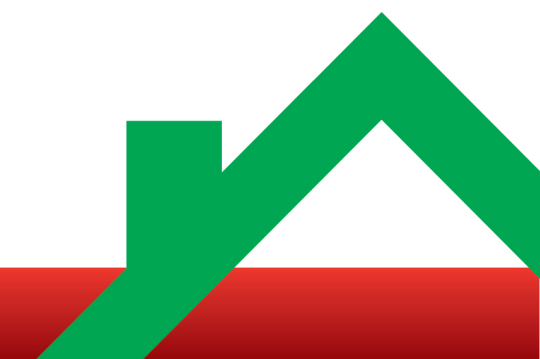
Guide Price £280,000 Freehold

RUGBY  
WARWICKSHIRE  
CV21 2QU



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom period townhouse offering accommodation set over three floors located on the prestigious and sought-after Park Road, Rugby.

The townhouse enjoys a superb location and is within easy walking distance of Rugby town centre with it's range of shops and amenities and Rugby railway station which operates a mainline intercity service to London Euston in approximately 50 minutes making this property ideal for commuters.

In brief, the accommodation comprises of an entrance hall with feature tiled flooring, lounge with fireplace, split level kitchen/breakfast room and a cellar.

To the first floor there is the master bedroom which benefits from en-suite shower room facilities, a further two bedrooms and a family bathroom with a four piece white suite with free standing roll top bath.

Bedroom four is located on the second floor.

The property benefits from double glazing (where specified) and gas fired central heating to radiators.

Externally, there is an enclosed rear garden with vehicular access to a double garage via a service lane to the rear.

Viewing is recommended.

## AGENTS NOTES

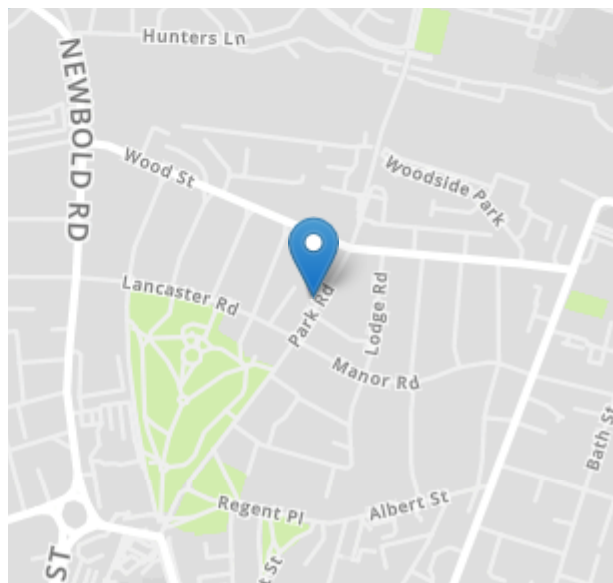
Council Tax Band 'C'.  
Estimated Rental Value: £1,100 pcm approx.  
What3Words: ///small.pokers.faster

## 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 Traditional Four Bedroom Townhouse
- Entrance Hall with Tiled Flooring
- Lounge with Feature Fireplace
- Split Level Kitchen/Breakfast Room
- First Floor Family Bathroom with Four Piece White Suite
- En-Suite Shower Room to Master Bedroom
- Enclosed Rear Garden and Double Garage
- Close to Rugby Town Centre and Railway Station, Viewing Recommended



## ENERGY PERFORMANCE CERTIFICATE

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

20' 8" x 4' 9" (6.30m x 1.45m)

#### Lounge

25' 4" x 10' 7" (7.72m x 3.23m)

#### Split Level Kitchen/Breakfast Room

27' 2" x 10' 11" (8.28m x 3.33m)

#### Cellar

### FIRST FLOOR

#### Bedroom One

14' 2" x 11' 5" (4.32m x 3.48m)

#### En-Suite Shower Room

8' 2" x 6' 2" (2.49m x 1.88m)

### Bedroom Two

11' 2" x 10' 9" (3.40m x 3.28m)

### Bedroom Three

10' 5" x 9' 9" (3.17m x 2.97m)

### Bathroom

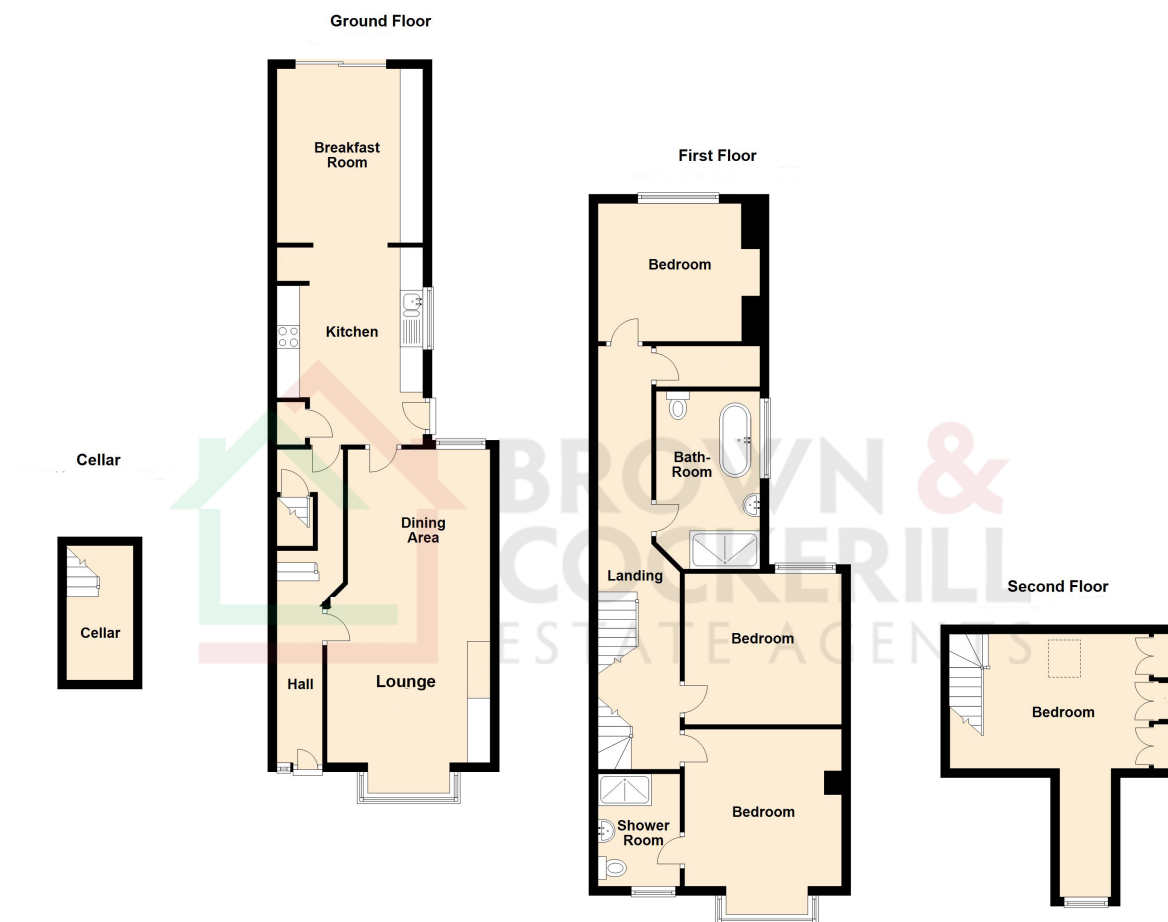
12' 6" x 7' 4" (3.81m x 2.24m)

### Second Floor

### Bedroom Four

14' 11" x 12' 1" maximum (4.55m x 3.68m maximum)  
reducing to 14' 11" x 9' 8" (4.55m x 2.95m)

## 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.