



6 CARLTON ROAD

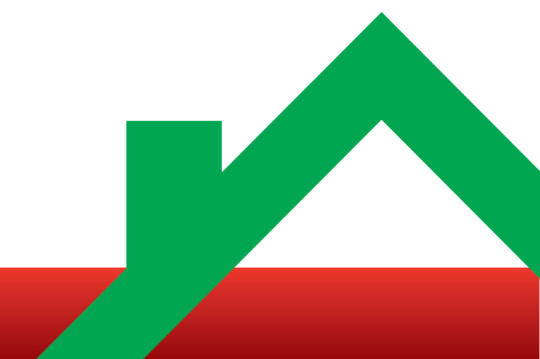
Offers Over £200,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7PB



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 which is in need of some modernisation/updating and is situated in the popular residential location of Bilton, Rugby. The property is of standard brick built construction with a tiled roof.

The property is convenient for local amenities including shops, stores, bus routes to Rugby town centre and excellent local schooling. Nearby Bilton village offers a more comprehensive range of facilities including two supermarkets, public houses and hot food take away outlets.

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

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing. There is a good sized lounge, separate dining room, kitchen and conservatory/lean to with French doors opening onto the rear garden.

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

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

Externally, to the front of the property is a fore garden laid to lawn with pathway leading to the front entrance door. The enclosed rear garden is predominantly laid to lawn with a paved patio area and rear gate giving access to a hard standing that provides the potential for off road parking/garage.

Early viewing is highly recommended to avoid disappointment. The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 69 m² (742 ft²).

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Potential (after some updating): £1100 pcm approx.

What3Words: ///quite.lives.losses

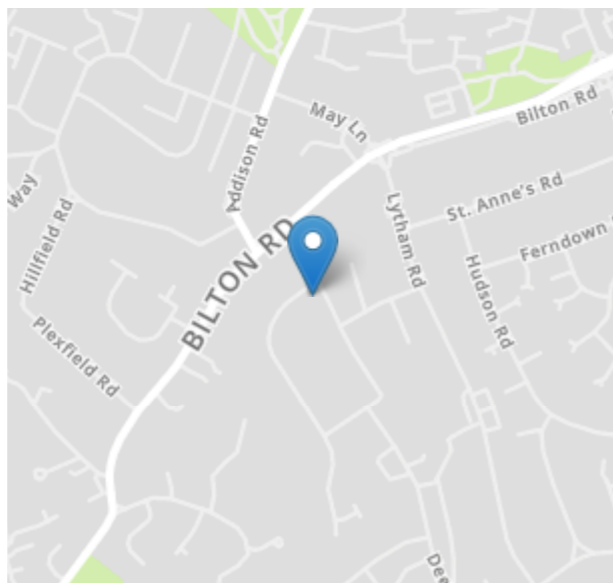
MORTGAGE & LEGAL ADVICE

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 Family Home
- Popular Residential Location
- Lounge, Kitchen, Dining Room and Conservatory/Lean To
- First Floor Family Bathroom
- Gas Fired Central Heating to Radiators
- Upvc Double Glazing
- Enclosed Rear Garden and Hard Standing
- Early Viewing is Highly Recommended and No Onward Chain



ROOM DIMENSIONS

Ground Floor

Entrance Hall

6' 0" x 4' 0" (1.83m x 1.22m)

Lounge

15' 9" x 12' 7" (4.80m x 3.84m)

Dining Room

8' 6" x 7' 10" (2.59m x 2.39m)

Kitchen

7' 6" x 7' 0" (2.29m x 2.13m)

Conservatory/Lean To

8' 4" x 7' 11" (2.54m x 2.41m)

First Floor

Bedroom One

14' 8" x 9' 11" (4.47m x 3.02m)

Bedroom Two

8' 0" x 8' 2" (2.44m x 2.49m)

Bedroom Three

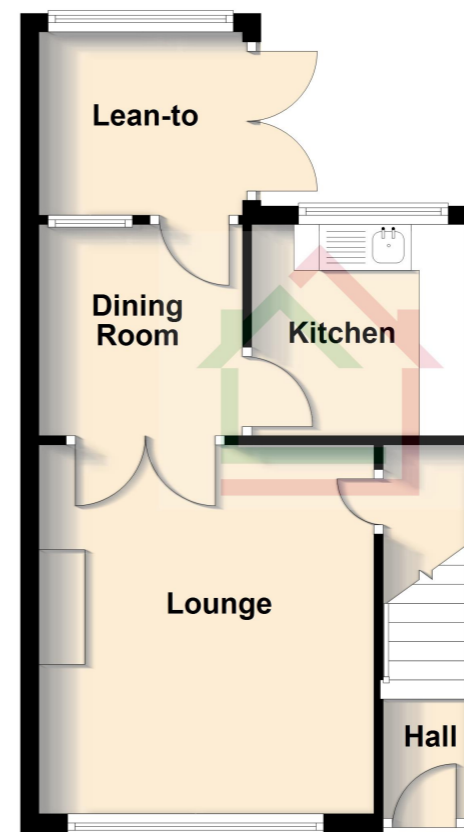
10' 1" x 6' 6" (3.07m x 1.98m)

Family Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)

FLOOR PLAN

Ground Floor



First Floor



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(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	

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.