



4 WHERNSIDE

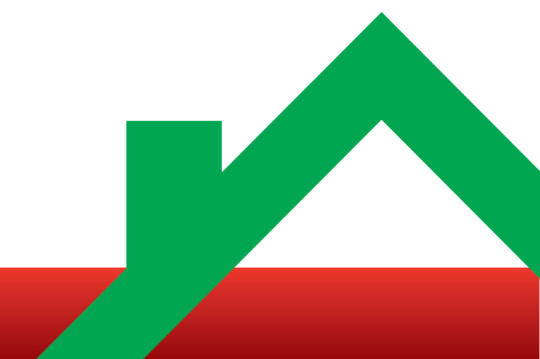
£200,000 Freehold

BROWNSOVER  
RUGBY  
WARWICKSHIRE  
CV21 1PJ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom mid terraced property situated on the northern outskirts of Rugby town centre. The property is of standard brick built construction with a tiled roof and has all mains services connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarkets, medical centre, excellent local schooling and extensive shopping facilities at the nearby Elliott's Field and Junction One retail parks.

There are excellent commuter transport links to the surrounding M1/M6/A5 and A14 Midland 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 a storage cupboard and stairs rising to the first floor landing. The kitchen/dining room has space and plumbing for appliances and has a wall mounted gas fired combination central heating boiler. The lounge is of a good size.

To the first floor, the landing has two useful storage cupboards and there are two bedrooms both with built in storage cupboards and a further bedroom. The family bathroom is fitted with a coloured suite to include a bath with shower over, wash hand basin and separate w.c.

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

Externally, to the front of the property there is a brick built store and two off road parking spaces. The rear garden is enclosed with timber fencing and has a patio area with the remainder laid to lawn. There is a further brick built store and a rear pedestrian timber gate.

Early viewing is highly recommended to avoid disappointment.

## AGENTS NOTES

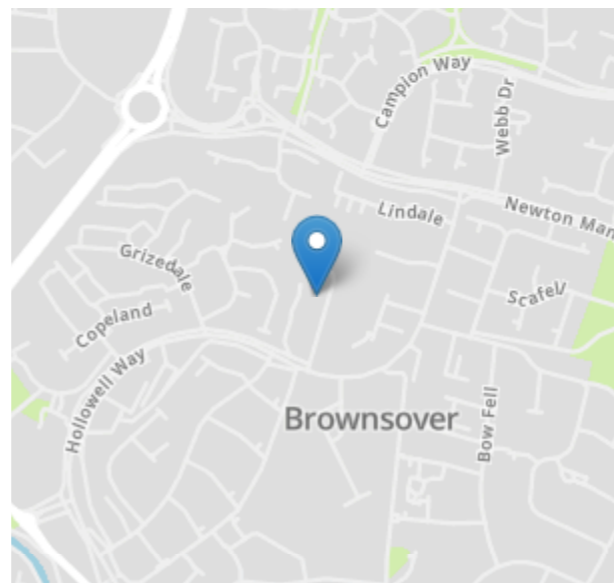
Council Tax Band 'A'.  
Estimated Rental Value: £950 pcm approx.  
What3Words: ///roof.bulb.unity

## 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
- Popular Residential Location
- Kitchen/Dining Room and Good Sized Lounge
- First Floor Family Bathroom with Separate W.C.
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden
- Off Road Parking and Two Brick Built Stores
- Early Viewing is Highly Recommended



## ENERGY PERFORMANCE CERTIFICATE

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

15' 6" x 5' 8" (4.72m x 1.73m)

#### Kitchen/Dining Room

15' 6" x 9' 4" (4.72m x 2.84m)

#### Lounge

15' 6" x 10' 3" (4.72m x 3.12m)

### First Floor

#### Bedroom One

12' 8" x 8' 5" (3.86m x 2.57m)

#### Bedroom Two

9' 7" x 6' 8" (2.92m x 2.03m)

#### Bedroom Three

9' 7" x 6' 8" (2.92m x 2.03m)

#### Family Bathroom

5' 8" x 5' 6" (1.73m x 1.68m)

#### Separate W.C.

5' 7" x 2' 7" (1.70m x 0.79m)

## 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.