



171 WOOD STREET

£160,000 Freehold

RUGBY  
WARWICKSHIRE  
CV21 2NN



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this mature three bedroom semi detached home which offers excellent scope for further improvement/modernisation and is within walking distance of Rugby railway station and Rugby town centre.

The property requires a full replacement or overhaul of the main roof, so would suit CASH BUYERS ONLY.

There are a range of local amenities available within the town to include shops and stores, public houses, churches of several denominations, restaurants, cafes, recreational facilities and excellent local schooling for all ages.

There is easy commuter access to the M1/M6/A5 and A14 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, fitted kitchen, ground floor cloakroom/w.c. and a useful lean-to with access to the rear garden and driveway. To the first floor there are three well proportioned bedrooms and a modern wet room fitted with a contemporary white suite.

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

Externally, there is a driveway to the front which provides off-road parking. The enclosed rear garden is laid to lawn with a large timber garage/store/workshop.

The property is offered for sale with no onward chain.

Early viewing is advised.

Gross internal area: 65m<sup>2</sup> (700ft<sup>2</sup>)

## AGENTS NOTES

Council Tax Band: A  
Local Authority: Rugby Borough Council  
All Mains Services are connected

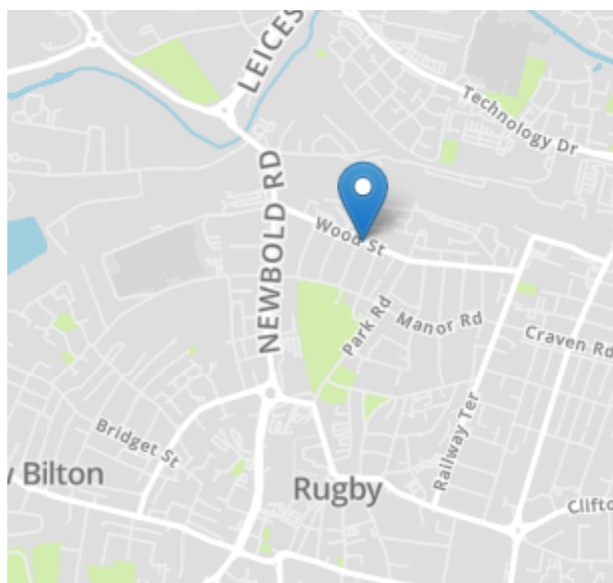
## MORTGAGE & LEGAL ADVICE

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 Mature Three Bedroom Semi Detached Home
- Full Overhaul/Replacement of Main Roof Required
- Scope for Further Modernisation & Improvement
- Lounge with Feature Fireplace, Fitted Kitchen
- Ground Floor Cloakroom/W.C., Lean-to with Access to Rear Garden
- First Floor Modern Wetroom
- Double Glazing (as specified), Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking
- CASH BUYERS ONLY



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

13' 11" x 5' 10" (4.24m x 1.78m)

#### Lounge

13' 11" x 12' 11" (4.24m x 3.94m)

#### Kitchen

16' 0" x 7' 2" (4.88m x 2.18m)

#### Cloakroom/W.C.

4' 2" x 2' 7" (1.27m x 0.79m)

#### Lean-to

21' 0" x 5' 0" (6.40m x 1.52m)

### First Floor

#### Bedroom One

13' 0" max. x 12' 9" max. (3.96m max. x 3.89m max.)

#### Bedroom Two

13' 0" x 8' 7" (3.96m x 2.62m)

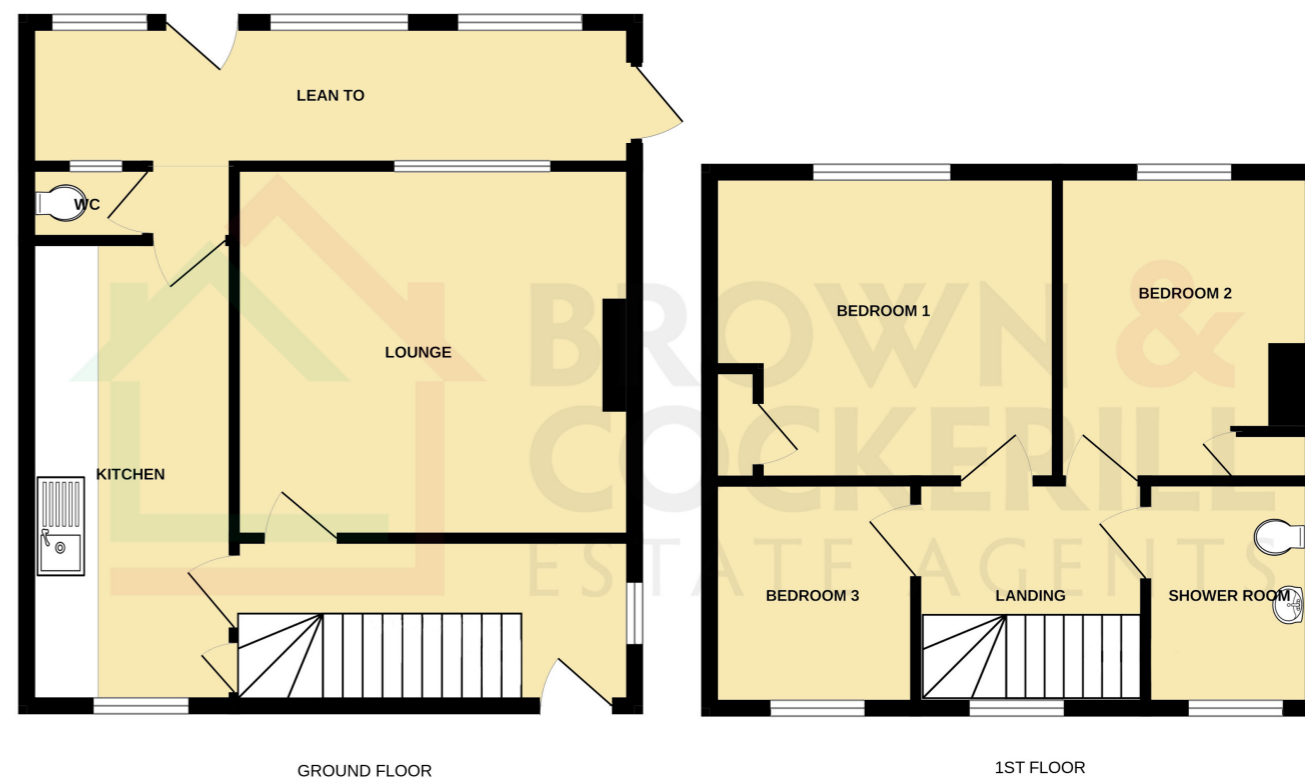
#### Bedroom Three

8' 0" x 7' 10" (2.44m x 2.39m)

#### Wet Room

5' 11" x 5' 10" (1.80m x 1.78m)

## 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.