



4 AQUA PLACE

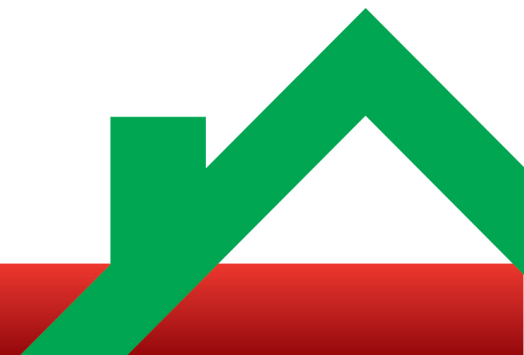
RUGBY
WARWICKSHIRE
CV21 1BY

Offers Over £285,000 Freehold



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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this four bedroom end terraced property with accommodation set over three floors and conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof.

Rugby town centre offers a range of amenities to include shops and stores, supermarket, public houses, restaurants and cafes, recreational facilities, churches of several denominations and excellent local schooling for all ages.

The railway station is within walking distance and offers a regular intercity service to London Euston in under an hour and Birmingham New Street. There is also convenient commuter access to the surrounding M1, M6, A5 and A14 road and motorway networks.

In brief, the accommodation comprises of an entrance hall with stairs rising to the first floor landing. The fitted kitchen has an integrated oven and hob with extractor over and an integrated microwave. There is space and plumbing for an automatic washing machine and slimline dishwasher and inset spotlights to ceiling. The wall mounted gas fired central heating boiler is located in the kitchen and there is a useful cupboard ideal for concealing a fitted fridge/freezer. There is a ground floor cloakroom/w.c. and a lounge/dining room with a bay window and doors opening onto the rear garden.

To the first floor, there are two double bedrooms and a family bathroom fitted with a three piece white suite.

To the second floor, the master bedroom has fitted wardrobes and an en-suite shower room fitted with a shower cubicle, low level w.c., vanity wash hand basin, heated towel rail and inset spotlight to ceiling. There is also a further double bedroom.

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

Externally, there is a small fore garden with decorative slate chippings and off road parking leading to the garage. The garage has an electric roller door, power and lighting connected and storage into roof space. The enclosed rear garden is predominantly laid to lawn with a paved patio area, gravelled areas and various borders. The garage can be accessed from the rear garden via a pedestrian door.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 126 m² (1356 ft²).

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1300 pcm approx.

What3Words: ///pushed.good.tidy

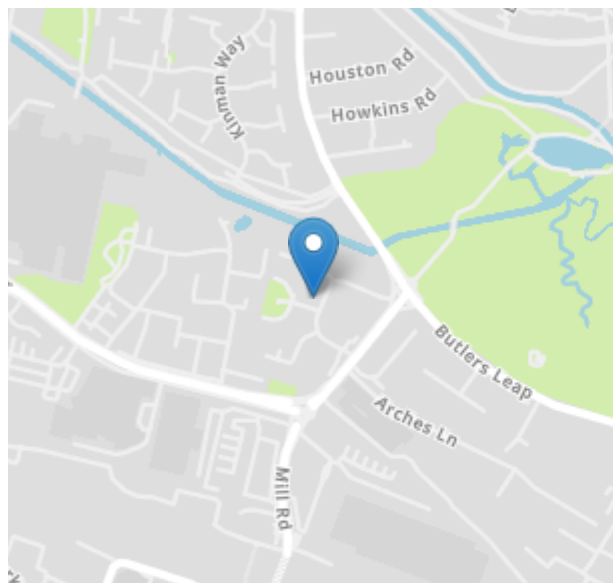
MORTGAGE & LEGAL ADVICE

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 Four Bedroom End Terraced Property Set Over Three Floors**
- **Conveniently Located for Rugby Town Centre and Railway Station**
- **Kitchen with Integrated Appliances and Ground Floor Cloakroom/W.C.**
- **Lounge Dining Room with Bay Window and Doors to Rear Garden**
- **Family Bathroom and En-Suite to Master Bedroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Kitchen

9' 2" x 7' 10" (2.79m x 2.39m)

Ground Floor Cloakroom/W.C.

4' 7" x 3' 5" (1.40m x 1.04m)

Lounge/Dining Room

17' 0" into bay window x 12' 3" max (5.18m into bay window x 3.73m max)

First Floor

Bedroom Three

12' 3" x 9' 0" (3.73m x 2.74m)

Bedroom Four

12' 2" x 8' 2" (3.71m x 2.49m)

Family Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Second Floor

Bedroom One

13' 3" x 12' 3" (4.04m x 3.73m)

En-Suite Shower Room

6' 2" x 5' 0" (1.88m x 1.52m)

Bedroom Two

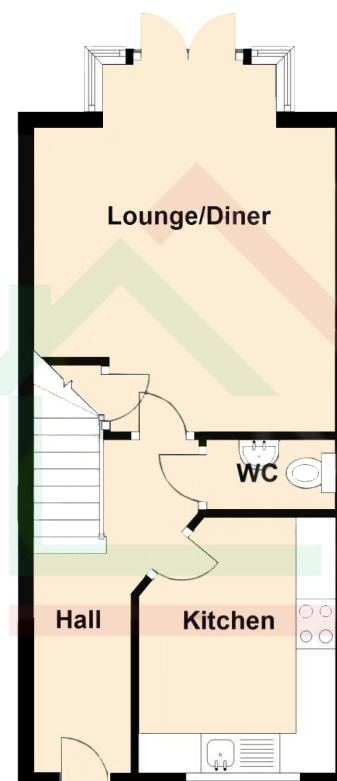
12' 4" x 9' 0" (3.76m x 2.74m)

Externally

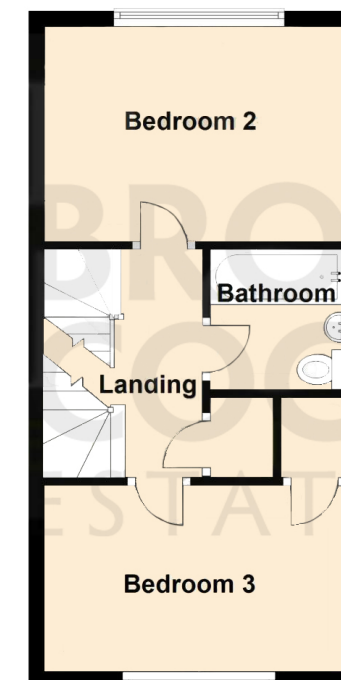
Garage

17' 2" x 8' 3" (5.23m x 2.51m)

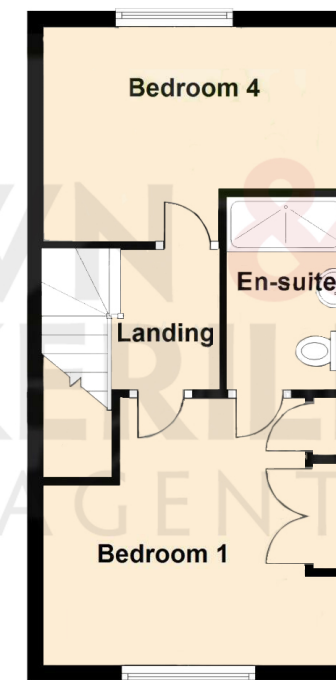
FLOOR PLAN



Ground Floor



First Floor



Second Floor

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.