



40 BENN STREET

Guide Price £425,000 Freehold

SOUTHFIELDS ESTATE
RUGBY
WARWICKSHIRE
CV22 5LR



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 four/five bedroom terraced property located in the popular residential area of Southfields, Rugby.

The property is located within easy walking distance of Rugby town centre which has a range of shops and amenities, local schooling for all ages and Rugby railway station.

The railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy access to the M1, M6, A5 and A14 road and motorway networks making this properties location ideal for commuters.

In brief the accommodation comprises of an entrance hall with a bay window and coal effect gas fire, an L-shaped lounge/dining room with brick built feature fireplace and a gas fire, study/bedroom five, ground floor bathroom with three piece suite, kitchen with a large Range eight ring cooker and large pantry, breakfast bar and space for appliances, lean to with French doors opening onto the garden and a conservatory.

To the first floor there is a landing with a storage cupboard and further airing cupboard, four well proportioned bedrooms and a family bathroom with four piece suite.

Externally, there is a small paved fore garden. The rear garden has a two patio areas ideal for al-fresco dining and entertaining and a lawned area. To the rear of the garden is a garage/disused dairy with electric and water supply (has potential for conversion) and parking for several vehicles.

Early viewing is considered essential to appreciate the property on offer.

Gross Internal Area: approx. 172 m² (1851 ft²).

Gross Internal Area including Garage/Disused Dairy: approx. 256 m² (2758 ft²).

AGENTS NOTES

Council Tax Band 'E'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///kinds.burns.asset

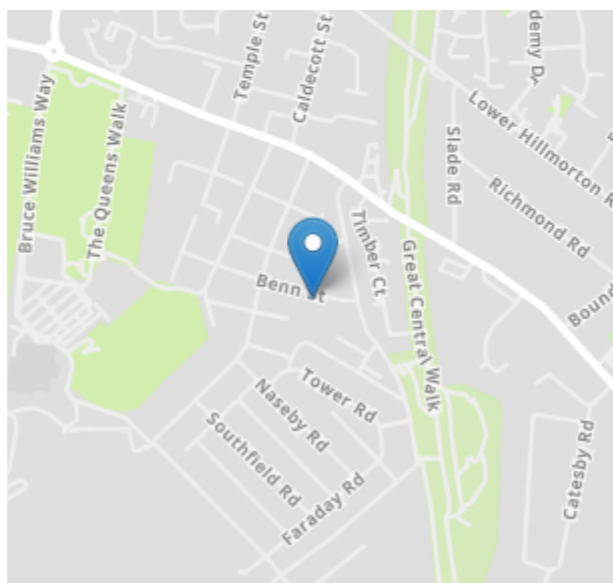
MORTGAGE & LEGAL ADVICE

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/Five Bedroom Terraced Property
- Convenient for Rugby Town Centre and Railway Station
- L-Shaped Lounge/Dining Room with Feature Fireplace
- Kitchen with Pantry and Study/Bedroom Five
- Conservatory and Lean To
- Ground Floor Shower Room and First Floor Family Bathroom
- Garage/Disused Dairy and Ample Off Road Parking
- Early Viewing is Considered Essential



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(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

Entrance Hall

13' 8" x 10' 6" (4.17m x 3.20m)

L-Shaped Lounge/Dining Room

Lounge Area: 22' 9" x 11' 2" (6.93m x 3.40m)

Dining Area: 14' 4" x 11' 5" (4.37m x 3.48m)

Study/Bedroom Five

11' 1" x 8' 3" (3.38m x 2.51m)

Ground Floor Bathroom

9' 3" x 5' 8" (2.82m x 1.73m)

Kitchen

21' 6" x 8' 3" (6.55m x 2.51m)

Lean To

8' 8" x 4' 1" (2.64m x 1.24m)

Conservatory

11' 7" x 10' 8" (3.53m x 3.25m)

First Floor

Landing

11' 5" x 7' 9" (3.48m x 2.36m)

Bedroom One

13' 8" x 10' 5" (4.17m x 3.17m)

Bedroom Two

13' 8" x 10' 5" (4.17m x 3.17m)

Bedroom Three

14' 8" x 8' 2" (4.47m x 2.49m)

Bedroom Four

11' 1" x 8' 4" (3.38m x 2.54m)

Family Bathroom

11' 1" x 8' 4" (3.38m x 2.54m)

Externally

Garage/Disused Dairy

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.