



4 WHETSTONE DRIVE

Fixed Price £169,950 Freehold

RUGBY
WARWICKSHIRE
CV21 1UJ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this improved and well presented two bedroom semi detached property located within this sought-after area to the north of Rugby town centre.

This property would make an ideal first time purchase and/or investment opportunity as it being offered for sale at 100% Freehold ownership, with an 70% market resale value. There are no service or maintenance charges to pay.

The location offers excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which provides an intercity mainline service to Birmingham New Street and London Euston in under one hour.

In brief the accommodation comprises of an entrance hall, lounge and a fitted kitchen/dining room. To the first floor there are two double bedrooms and a modern family bathroom fitted with a three piece white suite.

The property is of traditional brick construction and benefits from Upvc double glazing throughout and gas fired central heating to radiators.

Externally, there is an enclosed and secure rear garden which is predominantly laid to lawn with timber shed and fencing to the boundary. There is a driveway to the side which provides ample off road parking for two vehicles.

Offered for sale with no onward chain, early viewing is considered essential.

Gross internal area: 646ft² (60m²).

AGENTS NOTES

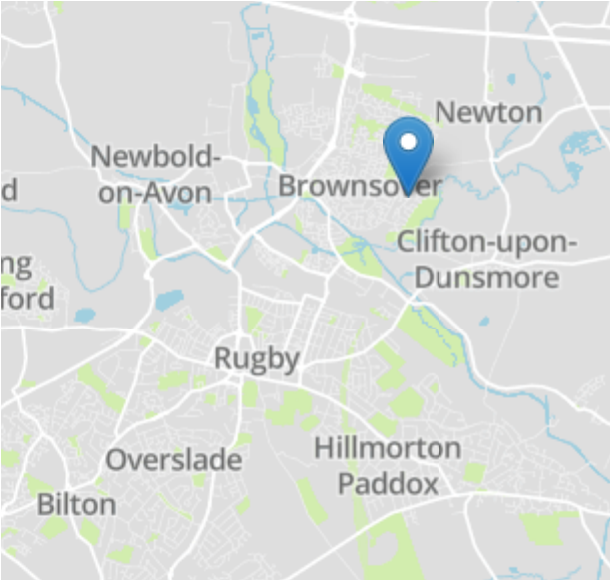
Local Authority: Rugby Borough Council
Council Tax Band 'B'.
What3Words: ///weeks.nobody.rated
70% Covenant Scheme

MORTGAGE & LEGAL ADVICE

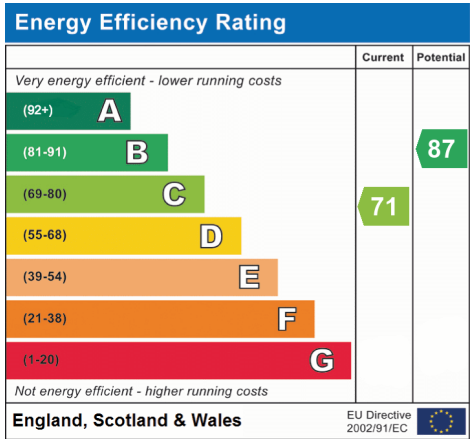
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Well Presented Two Bedroom Semi Detached Home**
- **70% Covenant Scheme - Affordable Purchase**
- **Lounge, Kitchen/Dining Room**
- **First Floor Bathroom with White Suite**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking to the Front**
- **No Onward Chain, Early Viewing Advised**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

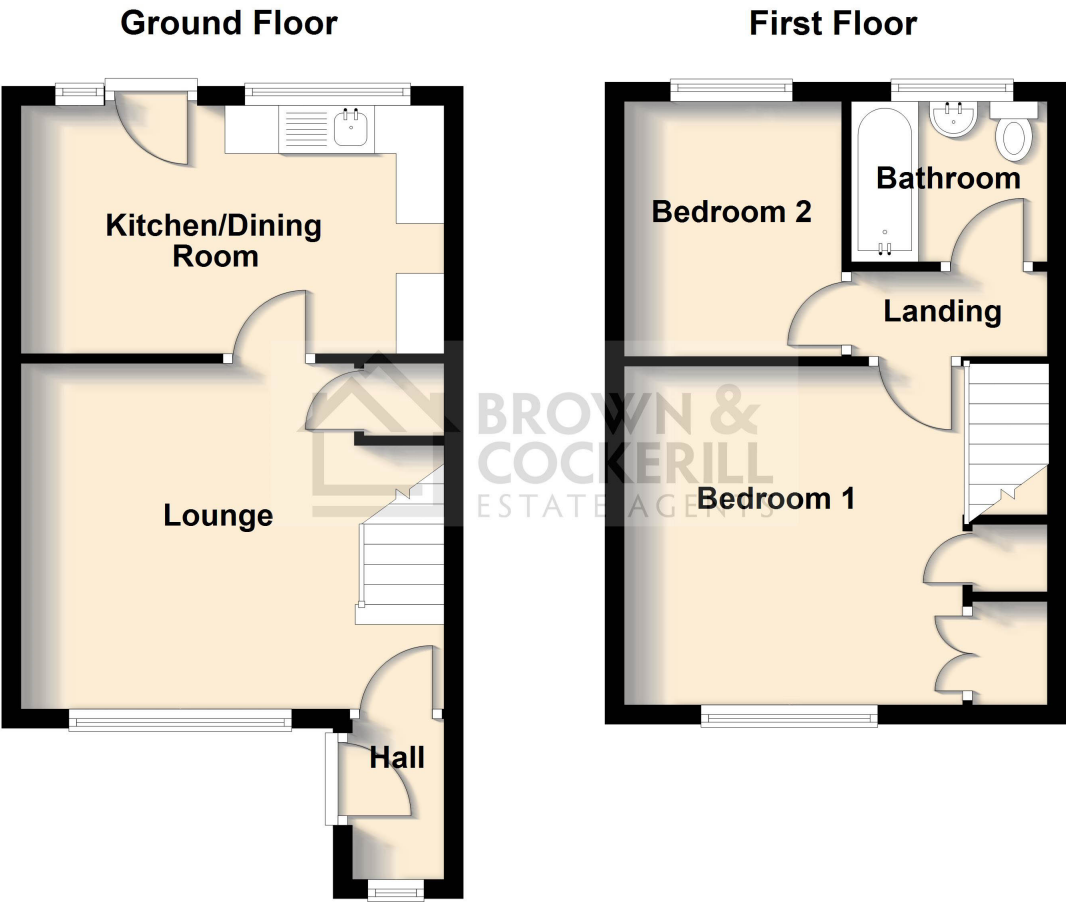
Ground Floor

Entrance Hall
5' 6" x 3' 2" (1.68m x 0.97m)
Lounge
14' 6" x 11' 10" (4.42m x 3.61m)
Kitchen/Dining Room
14' 6" x 8' 6" (4.42m x 2.59m)

First Floor

Landing
5' 8" x 3' 0" (1.73m x 0.91m)
Bedroom One
11' 10" x 11' 4" (3.61m x 3.45m)
Bedroom Two
8' 9" x 7' 5" (2.67m x 2.26m)
Bathroom
6' 8" x 5' 6" (2.03m x 1.68m)

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.