

151 ADDISON ROAD

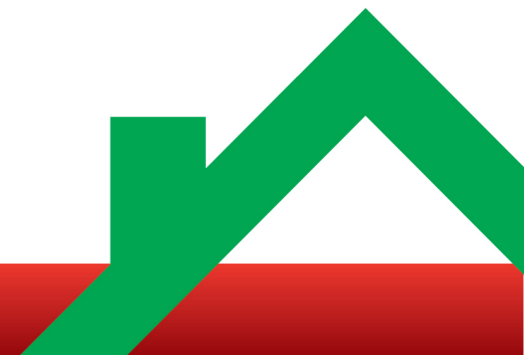
Guide Price £209,950 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7HB



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 two bedroom mid terraced property located in the popular residential area of Bilton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The property is conveniently located for local amenities including shops, stores, bus routes to Rugby town centre and excellent local schooling for all ages. Nearby Bilton village offers a more comprehensive range of facilities including independent shops, veterinary surgeries, doctors, two supermarkets, public houses and hot food takeaway outlets.

There is easy access to the surrounding A45/M45/M1 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston within an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to a lounge with a feature fireplace and bay window and a separate dining room. The fitted kitchen is accessed from the dining room and has a hob with oven beneath and extractor over. There is a door to the ground floor cloakroom/w.c. fitted with a pedestal wash hand basin and low level w.c. and a further door giving access to the rear garden.

To the first floor, the landing has doors off to two well proportioned bedrooms and a family bathroom fitted with a four piece white suite to include a free-standing roll top bath, separate corner shower enclosure, pedestal wash hand basin and low level w.c.

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

Externally, to the front is a driveway providing off road parking. The rear garden is enclosed by timber fencing and brick wall to the boundaries and is predominantly laid to lawn with a paved patio area to the immediate rear. At the far end of the garden is a decked area and timber garden shed.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 66 m² (80 ft²).

AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £1200 pcm approx.

What3Words: ///swaps.mint.glass

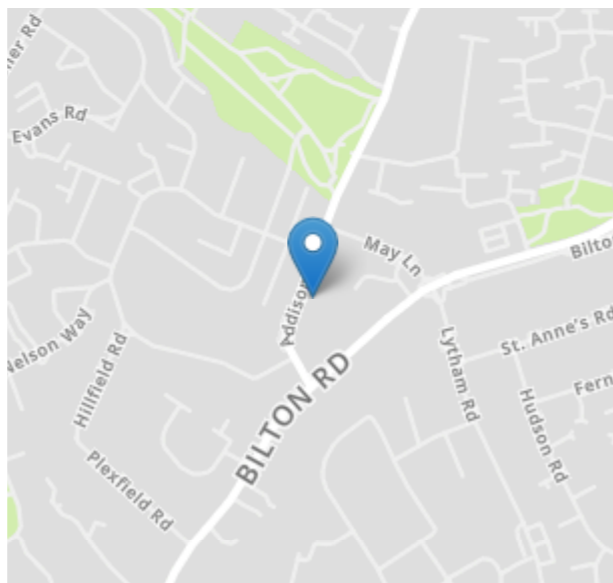
MORTGAGE & LEGAL ADVICE

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 Traditional Mid Terraced Property**
- **Popular Residential Location**
- **Lounge and Separate Dining Room**
- **Fitted Kitchen with Oven and Hob**
- **Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Four Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	80
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

13' 3" x 2' 11" (4.04m x 0.89m)

Lounge

10' 11" excluding bay x 10' 5" (3.33m excluding bay x 3.17m)

Dining Room

11' 10" x 10' 9" (3.61m x 3.28m)

Kitchen

14' 0" x 8' 5" (4.27m x 2.57m)

Ground Floor Cloakroom/W.C.

4' 5" x 2' 7" (1.35m x 0.79m)

First Floor

Bedroom One

13' 10" x 10' 11" (4.22m x 3.33m)

Bedroom Two

11' 10" x 8' 6" (3.61m x 2.59m)

Family Bathroom

9' 8" x 8' 5" (2.95m x 2.57m)

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.