



144 Lawford Road

New Bilton
Rugby
Warwickshire
CV21 2HL

Offers Over £170,000 Freehold



- A Two Bedroom Mid Terraced Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Two Separate Reception Rooms
- Fitted Kitchen with Space for Appliances
- First Floor Family Bathroom with White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden and Off Road Parking to Rear
- Early Viewing is Highly Recommended and No Onward Chain

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom mid terraced property which is conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and has all mains services connected.

There are a comprehensive range of local amenities in Rugby town centre to include shops and stores, restaurants, public houses, cafes, hot food take away outlets, churches of several denominations, recreational facilities and excellent local schooling for all ages.

Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour. There is easy commuter access to the M1/M6/A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing, lounge with useful storage cupboard and separate dining room and a fitted kitchen with space for appliances and pedestrian door giving access to the rear.

To the first floor, there are two well proportioned bedrooms and a modern family bathroom fitted with a white suite to include a panelled bath with shower over, pedestal wash hand basin, low level w.c. and heated towel rail.

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

Externally, to the front of the property there are steps leading up to the fore garden and front entrance door. The enclosed and tiered rear garden has a decked area to the immediate rear which leads to a paved patio area with steps up to the lawned area. There is a useful brick built storage outbuilding and a hard standing at the far end of the garden which is suitable for off road parking which is secured by timber gates.

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

Gross Internal Area: approx. 85 m² (914 ft²).

AGENTS NOTES

Council Tax Band 'A'

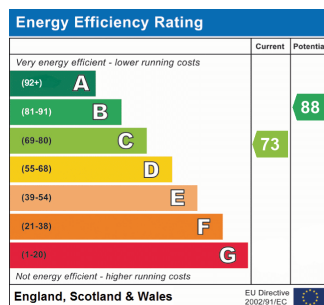
Estimated Rental Value: £875 pcm approx.

What3Words: ///debate.spite.pass

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.

ENERGY PERFORMANCE CERTIFICATE



Ground Floor

ENTRANCE HALL

13' 5" x 2' 8" (4.09m x 0.81m)

LOUNGE

11' 9" x 11' 1" (3.58m x 3.38m)

DINING ROOM

14' 4" x 10' 5" (4.37m x 3.17m)

KITCHEN

10' 9" x 6' 3" (3.28m x 1.91m)

First Floor

BEDROOM ONE

14' 4" x 11' 9" (4.37m x 3.58m)

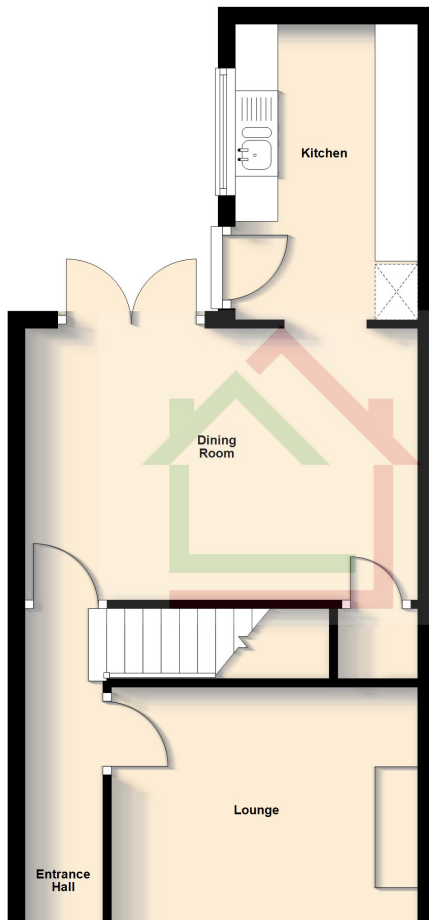
BEDROOM TWO

10' 7" x 10' 5" (3.23m x 3.17m)

FAMILY BATHROOM

11' 5" x 6' 3" (3.48m x 1.91m)

Ground Floor



First Floor



BROWN &
COCKERILL
ESTATE AGENTS



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