



44 Mellish Road

Overslade
Rugby
Warwickshire
CV22 6BB

£190,000 Freehold



- A Two Bedroom Mid Terraced Property
- Popular Residential Location
- Lounge with French Doors to Rear Garden
- Fitted Kitchen with Oven and Hob
- First Floor Family Bathroom with Three 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

Brown & Cockerill Estate Agents
12 Regent Street
Rugby
Warwickshire
CV21 2QF

Email: sales@brownandcockerill.co.uk
Website: www.brownandcockerill.co.uk





DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom mid terraced property situated in the popular residential area of Overslade, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, Co-Op express store, hot food takeaway outlets and has local schooling for all ages.

There is a regular bus service to Rugby town centre and easy access to the M1, M6, A5 and A14 road and motorway networks. Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston within the 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 Upvc French doors opening onto the rear garden. The fitted kitchen has a built in oven, gas hob with extractor over and space and plumbing for an automatic washing machine.

To the first floor, the landing gives access to two well proportioned bedrooms and a fully tiled family bathroom fitted with a three piece white suite to include a panelled bath with shower over, pedestal wash hand basin and low level w.c.

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

Externally, to the front of the property is a tarmacadam driveway providing off road parking for two vehicles. The enclosed rear garden has a patio area to the immediate rear with a retaining wall and steps up to a lawned area. There is a further paved area, timber garden shed and gated pedestrian access.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 79 m² (850 ft²).

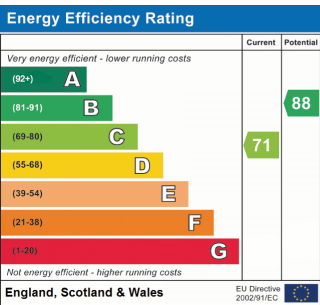
AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £995.000 pcm approx.
What3Words: ///maker.courier.crate

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

10' 3" x 5' 8" (3.12m x 1.73m)

LOUNGE/DINING ROOM

15' 8" x 11' 6" (4.78m x 3.51m)

KITCHEN

10' 7" x 5' 5" (3.23m x 1.65m)

First Floor

LANDING

7' 1" x 5' 7" (2.16m x 1.70m)

BEDROOM ONE

11' 6" x 10' 0" (3.51m x 3.05m)

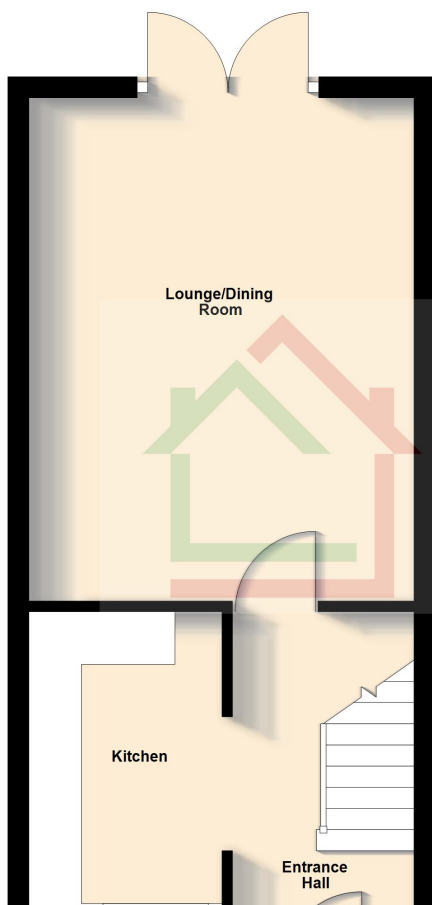
BEDROOM TWO

11' 5" maximum x 8' 7" (3.48m maximum x 2.62m)

FAMILY BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m)

Ground Floor



First Floor

