



43 CLAREMONT ROAD

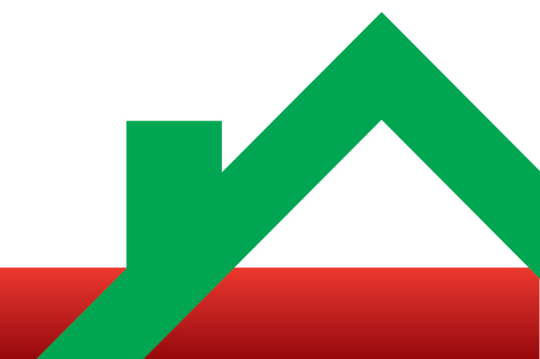
Guide Price £235,000 Freehold

RUGBY  
WARWICKSHIRE  
CV21 3NA



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom mid terraced townhouse located in a popular residential area. The property is of standard brick built construction with a tiled roof.

The property is situated close to all amenities to include local shops and stores, Rugby town centre and railway station which offers a regular intercity service to London Euston in under an hour and Birmingham New Street. There is convenient commuter access to the surrounding M1, M6, A5 and A14 road and motorway networks.

In brief, the accommodation comprises of an entrance hall, lounge, family room/dining room, fitted kitchen, refitted bathroom with a three piece white suite and separate w.c.

To the first floor there are three well proportioned bedrooms and a w.c.

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

Externally, there is a small fore garden and low maintenance rear garden.

The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 89 m<sup>2</sup> (957 ft<sup>2</sup>).

## AGENTS NOTES

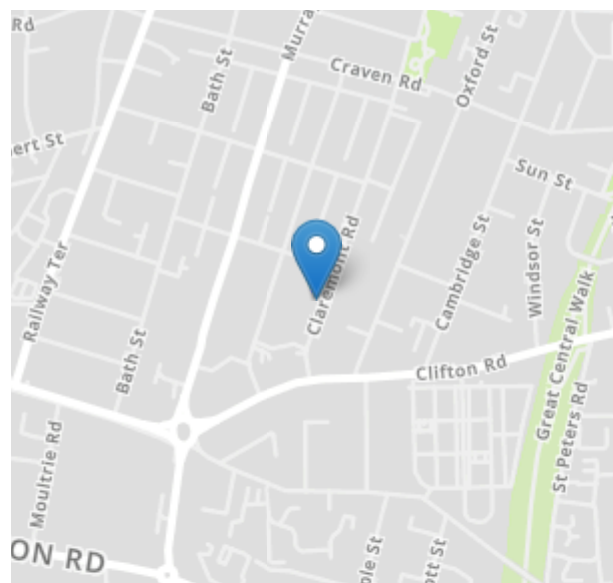
Council Tax Band 'B'.  
Estimated Rental Value: £1000 pcm approx.  
What3Words: ///views.cloak.lots

## 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 Three Bedroom Mid Terraced Townhouse
- Convenient for Rugby Railway Station and Town Centre
- Lounge and Family Room/Dining Room
- Fitted Kitchen
- Ground Floor Refitted Bathroom with Three Piece White Suite and Separate W.C.
- First Floor W.C.
- Gas Fired Central Heating and Upvc Double Glazing
- No Onward Chain



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

15' 2" x 2' 7" (4.62m x 0.79m)

#### Lounge

13' 2" x 8' 9" (4.01m x 2.67m)

#### Family Room/Dining Room

22' 7" x 11' 9" maximum (6.88m x 3.58m maximum)

#### Kitchen

13' 9" x 7' 3" (4.19m x 2.21m)

#### Ground Floor Bathroom

9' 9" x 4' 5" (2.97m x 1.35m)

### Ground Floor Separate W.C.

5' 1" x 2' 8" (1.55m x 0.81m)

### First Floor

#### Bedroom One

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

#### Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m)

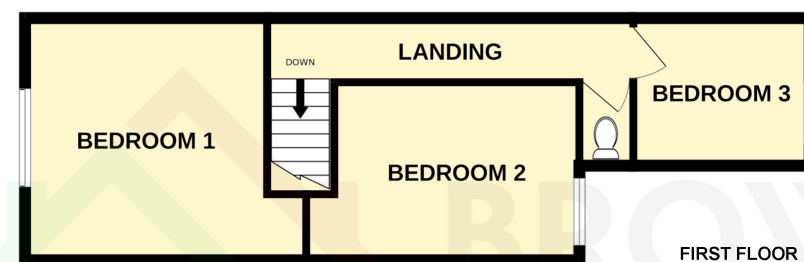
#### Bedroom Three

8' 8" x 7' 4" (2.64m x 2.24m)

#### First Floor W.C.

5' 2" x 2' 5" (1.57m x 0.74m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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.