



12 NORTHCOTE ROAD

£230,000 Freehold

RUGBY  
WARWICKSHIRE  
CV21 2EJ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented mid terraced three bedroom family home.

The property is within walking distance of all town centre amenities including local shops and stores, supermarkets, bars, restaurants and recreational facilities.

There are local state and private schooling to include the world-renowned Rugby School, Bilton Grange School, Princethorpe College, Lawrence Sheriff Grammar School and Rugby High School for Girls.

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

In brief, the accommodation comprises of an entrance hall, lounge/dining room and fitted kitchen with French doors opening onto the rear garden.

To the first floor there are three bedrooms and family bathroom with a three piece white suite.

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

Externally, the rear garden is predominantly laid to lawn with a paved patio area and timber garden shed. The garden is enclosed by timber fencing to the boundaries.

Early viewing is advised and the property is considered to be an ideal first time/investment purchase.

Gross Internal Area: approx. 76 m<sup>2</sup> (818 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'B'  
Estimated Rental Value: TBC  
What3Words: ///sailor.apply.likes

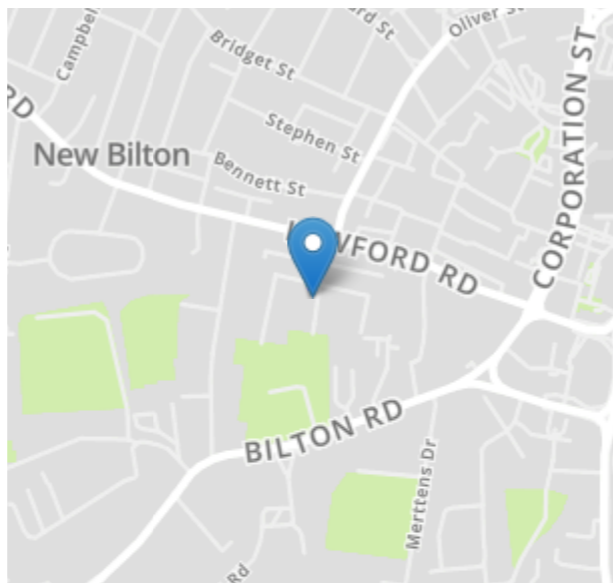
## MORTGAGE & LEGAL ADVICE

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 Property
- Convenient for Rugby Town Centre and Railway Station
- Lounge/Dining Room with Feature Fireplace
- Fitted Kitchen with French Doors Opening onto Rear Garden
- First Floor Family Bathroom with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Early Viewing Advised
- Ideal First Time/Investment Purchase



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(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	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

#### Lounge/Dining Room

Lounge Area: 12' 1" x 10' 4" (3.68m x 3.15m)

Dining Area: 12' 1" x 10' 6" (3.68m x 3.20m)

#### Kitchen

17' 9" x 8' 1" (5.41m x 2.46m)

### First Floor

#### Bedroom One

13' 8" x 12' 2" (4.17m x 3.71m)

#### Bedroom Two

12' 1" x 8' 4" (3.68m x 2.54m)

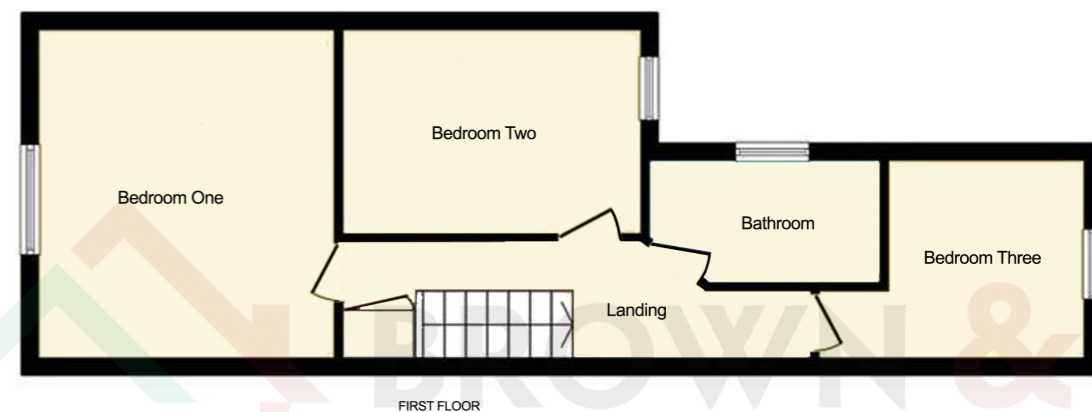
#### Bedroom Three

10' 10" maximum x 8' 1" (3.30m maximum x 2.46m)

#### Family Bathroom

9' 1" x 5' 5" (2.77m x 1.65m)

## 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.