

132 CLAREMONT ROAD

RUGBY
WARWICKSHIRE
CV21 3LU

£220,000 Freehold



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this traditional three 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 benefits from all mains services being connected.

The property is within walking distance of Rugby town centre and railway station. Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and public houses and there is excellent local schooling for all ages.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing. The lounge has a bay window and feature fireplace and there is a separate dining room also with a feature fireplace. The kitchen has a built in oven and hob with extractor over and space for fridge, freezer and washing machine. The fully tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower over, vanity unit with inset wash hand basin and low level w.c.

To the first floor, the landing gives access to the master bedroom with a bay window and period fireplace and two further well proportioned bedrooms. Bedroom three has a storage cupboard housing the gas fired combination central heating boiler.

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

Externally, to the front is a gated fore garden enclosed by a low level brick wall with a pathway leading to the front entrance door. The rear garden is predominantly laid to lawn with a slabbed pathway giving access to the timber pedestrian gate at the far end. The garden is enclosed by fencing and brick walling and there is a timber garden shed.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 84 m² (904 ft²).

AGENTS NOTES

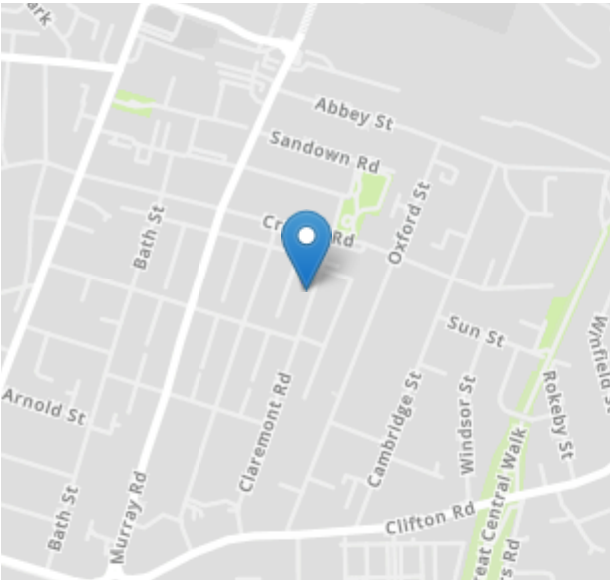
Council Tax Band 'B'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///toned.loudly.burns

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 Three Bedroom Mid Terraced Property
- Convenient for Rugby Town Centre and Railway Station
- Lounge with Feature Fireplace and Separate Dining Room
- Kitchen with Oven and Hob
- Ground Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden with Gated Pedestrian Access
- Early Viewing is Highly Recommended



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		
	64	74
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

11' 3" x 2' 6" (3.43m x 0.76m)

Lounge

12' 7" into bay window x 10' 9" (3.84m into bay window x 3.28m)

Dining Room

11' 4" x 11' 1" (3.45m x 3.38m)

Kitchen

17' 2" x 7' 11" (5.23m x 2.41m)

Family Bathroom

7' 9" x 5' 11" (2.36m x 1.80m)

First Floor

Bedroom One

14' 1" x 12' 11" into bay window (4.29m x 3.94m into bay window)

Bedroom Two

11' 3" x 8' 7" (3.43m x 2.62m)

Bedroom Three

11' 0" x 7' 8" (3.35m x 2.34m)

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.