



24 TOWER ROAD

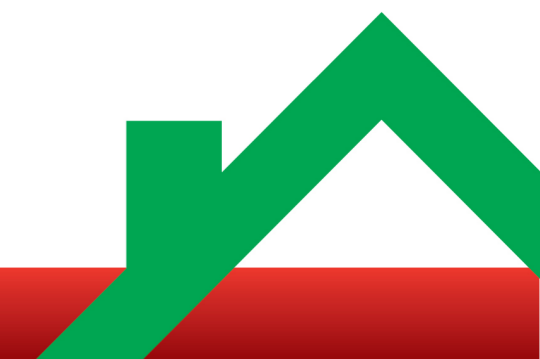
Offers Over £235,000 Freehold

SOUTHFIELDS ESTATE
RUGBY
WARWICKSHIRE
CV22 5NA



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 semi detached property which is located on the popular Southfields Estate, Rugby. The property is of standard brick built construction with a tiled roof.

The property is located within easy walking distance of Rugby town centre which has a range of shops and amenities, local schooling for all ages and Rugby railway station.

The railway station offers a regular mainline intercity service to London Euston in under an hour and Birmingham New Street and there is easy access to the M1, M6, A5 and A14 road and motorway networks making this properties location ideal for commuters.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and has a useful under stairs storage cupboard. The lounge has a feature fireplace and bay window. The open plan kitchen/dining room also has a feature fireplace and the kitchen area has a four ring electric hob with an oven beneath and a separate utility room housing the gas fired combination central heating boiler and has space and plumbing for an automatic washing machine. There is a door opening onto the rear garden and a further door giving access to the ground floor cloakroom/w.c.

To the first floor there are three well proportioned bedrooms with period fireplaces and a family bathroom fitted with a three piece suite.

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 is off road parking for several vehicles. The enclosed rear garden has a patio area with the remainder of the garden being laid to lawn with planted borders and a metal storage shed.

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

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

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1100 pcm approx.

What3Words: ///films.patch.bunch

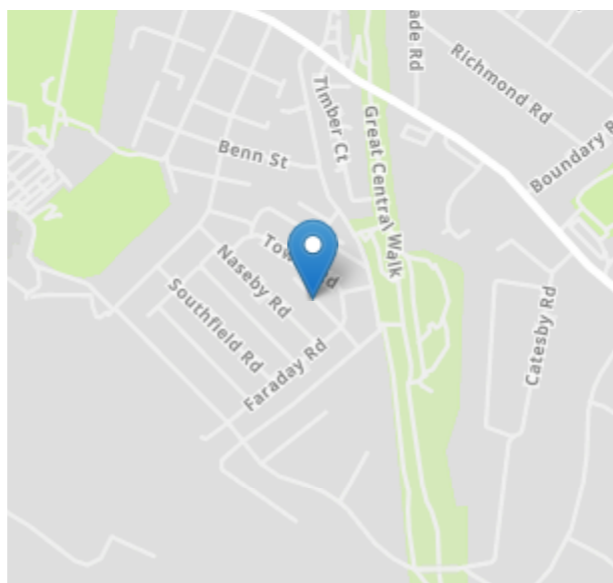
MORTGAGE & LEGAL ADVICE

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 Semi Detached Property**
- **Popular Residential Location Convenient for Rugby Town Centre and Railway Station**
- **Lounge With Feature Fireplace And Bay Window**
- **Kitchen/Dining Room with Feature Fireplace and Oven and Hob**
- **First Floor Family Bathroom**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Off Road Parking And Enclosed Rear Garden**
- **Early Viewing Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

13' 9" x 6' 4" (4.19m x 1.93m)

Lounge

12' 0" into bay window x 10' 5" (3.66m into bay window x 3.17m)

Kitchen/Dining Room

17' 3" x 12' 9" maximum (5.26m x 3.89m maximum)

Utility Room

7' 1" maximum x 5' 8" maximum (2.16m maximum x 1.73m maximum)

Ground Floor Cloakroom/W.C.

4' 4" x 2' 5" (1.32m x 0.74m)

First Floor

Bedroom One

12' 4" x 10' 5" (3.76m x 3.17m)

Bedroom Two

10' 6" x 10' 5" (3.20m x 3.17m)

Bedroom Three

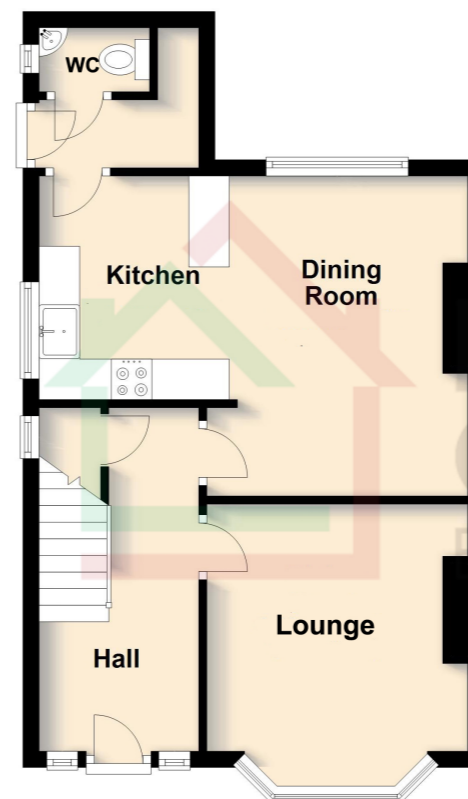
8' 1" x 6' 5" (2.46m x 1.96m)

Family Bathroom

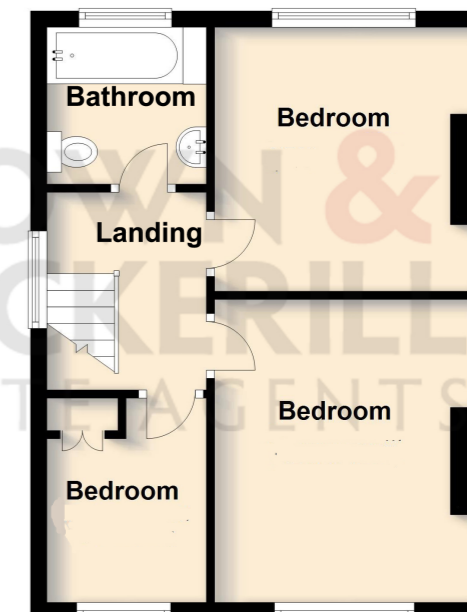
6' 3" x 6' 3" (1.91m x 1.91m)

FLOOR PLAN

Ground Floor



First Floor



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.