



9 BOND STREET

Offers In Excess Of £160,000 Freehold

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2DA



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this standard construction, brick built two/three bedroom mid terraced property located in the popular residential area of New Bilton, Rugby.

The property is conveniently located for Rugby town centre and its many amenities to include restaurants, public houses, cafes, shops and stores, supermarkets, leisure facilities, churches of several denominations and excellent local schooling for all ages.

There is easy 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 lounge with stairs rising to the first floor landing, separate dining room, modern fitted kitchen with integrated oven and hob and a fully tiled ground floor shower room with contemporary white suite.

To the first floor, there are two well proportioned bedrooms and an additional room leading off the master bedroom that would make an ideal third bedroom/dressing area/office.

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

Externally, to the front of the property is on-street parking. There is an enclosed rear courtyard garden.

The property is well presented and is considered to be an ideal first time/investment purchase and is being offered for sale with no onward chain.

Gross Internal Area: approx. 66 m² (710 ft²).

Gross Rental yield £850 per calendar month
Approximate yield 6-6.5%

AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £925 pcm approx.
What3Words: ///sank.storm.eagles

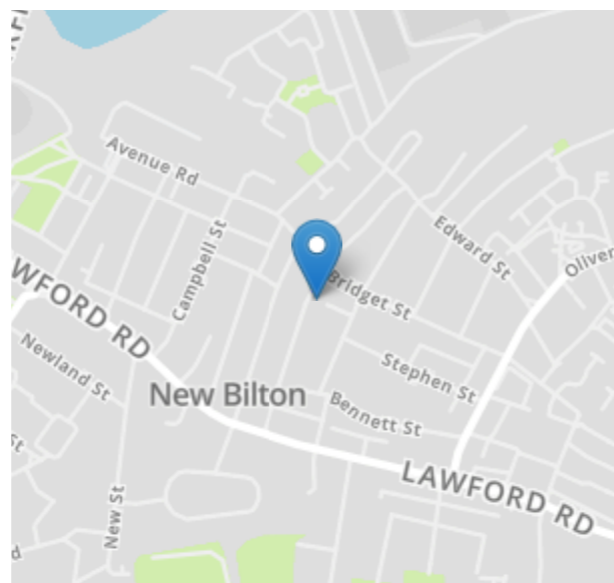
MORTGAGE & LEGAL ADVICE

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

- An Immaculately Presented Two/Three Bedroom Mid Terraced Property
- Lounge and Separate Dining Room
- Modern Fitted Kitchen with Integrated Oven and Hob
- A Fully Tiled Ground Floor Shower Room with Contemporary White Suite
- Two First Floor Bedrooms with Additional Bedroom/Dressing Room/Office
- Upv Double Glazing, Gas Fired Central Heating to Radiators
- Enclosed Rear Courtyard Garden
- Ideal First Time/Investment Opportunity, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(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

Lounge

11' 1" x 10' 5" (3.38m x 3.17m)

Dining Room

11' 5" x 11' 0" (3.48m x 3.35m)

Kitchen

8' 1" x 6' 1" (2.46m x 1.85m)

Ground Floor Shower Room

First Floor

Bedroom One

11' 1" x 10' 5" (3.38m x 3.17m)

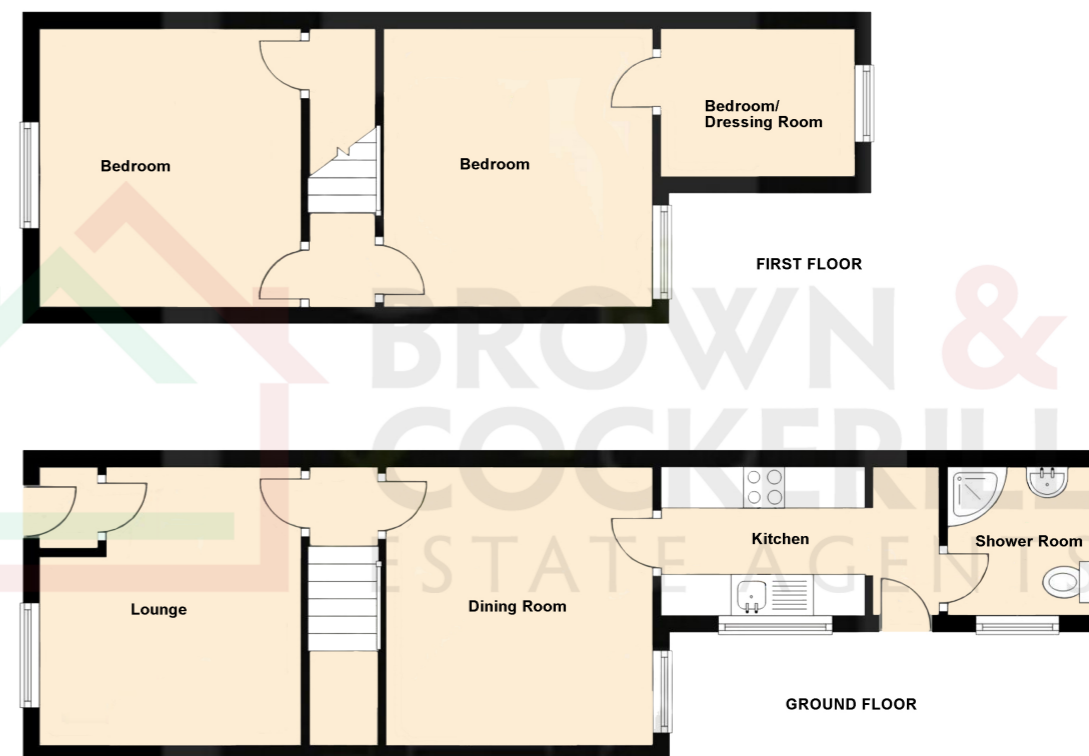
Bedroom Two

11' 5" x 11' 0" (3.48m x 3.35m)

Bedroom Three/Dressing Area/Office

7' 9" x 6' 1" (2.36m x 1.85m)

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.