

35 CROMWELL ROAD

£242,500 Freehold

SOUTHFIELDS ESTATE  
RUGBY  
WARWICKSHIRE  
CV22 5LY



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 three bedroom mid terraced property located within walking distance of Rugby town centre and railway station in the highly sought after residential area of Southfields Estate, Rugby. The property is of standard brick built construction with a tiled roof.

There are a range of local amenities to include a parade of shops and stores, hot food take away outlets and schooling for all ages. Rugby railway station and town centre are within easy walking distance and offer a more comprehensive range of shops, stores and supermarkets, restaurants and cafes, library, public houses, doctors surgeries, leisure facilities, recreational parks and churches of several denominations.

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

In brief, the accommodation comprises of an entrance hall, lounge, dining room with feature electric fireplace (with open fire behind), kitchen with four ring hob and oven beneath and has space for a fridge/freezer and plumbing for an automatic washing machine, inner lobby and ground floor family bathroom fitted with a P-shaped bath with shower over, w.c. and wash hand basin.

To the first floor there are three well proportioned bedrooms.

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 a fore garden with a gravelled area. The rear garden is predominantly laid to lawn with planting borders and has a hard standing to the rear with wooden gates giving access to off road parking space.

Early viewing is considered essential to avoid disappointment. The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 79 m<sup>2</sup> (850 ft<sup>2</sup>)

## AGENTS NOTES

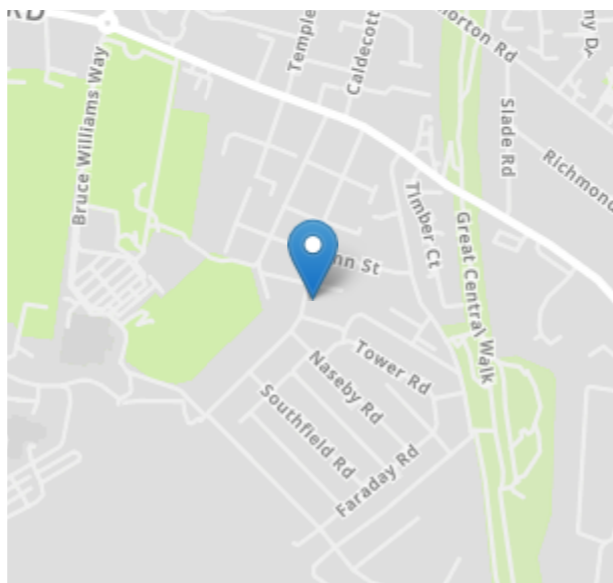
Council Tax Band 'B'.  
Estimated Rental Value: £1150 pcm approx.  
What3Words: ///deputy.theme.grapes

## 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 and Separate Dining Room with Feature Fireplace**
- **Kitchen with Oven and Hob**
- **Ground Floor Family Bathroom**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Rear Garden with Hard Standing and Off Road Parking**
- **Early Viewing is Considered Essential and No Onward Chain**



## ENERGY PERFORMANCE CERTIFICATE

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

#### Lounge

10' 5" x 9' 0" (3.17m x 2.74m)

#### Dining Room

12' 7" x 10' 4" (3.84m x 3.15m)

#### Kitchen

12' 3" x 7' 3" (3.73m x 2.21m)

#### Family Bathroom

7' 1" x 5' 1" (2.16m x 1.55m)

### First Floor

#### Bedroom One

12' 7" x 10' 5" (3.84m x 3.17m)

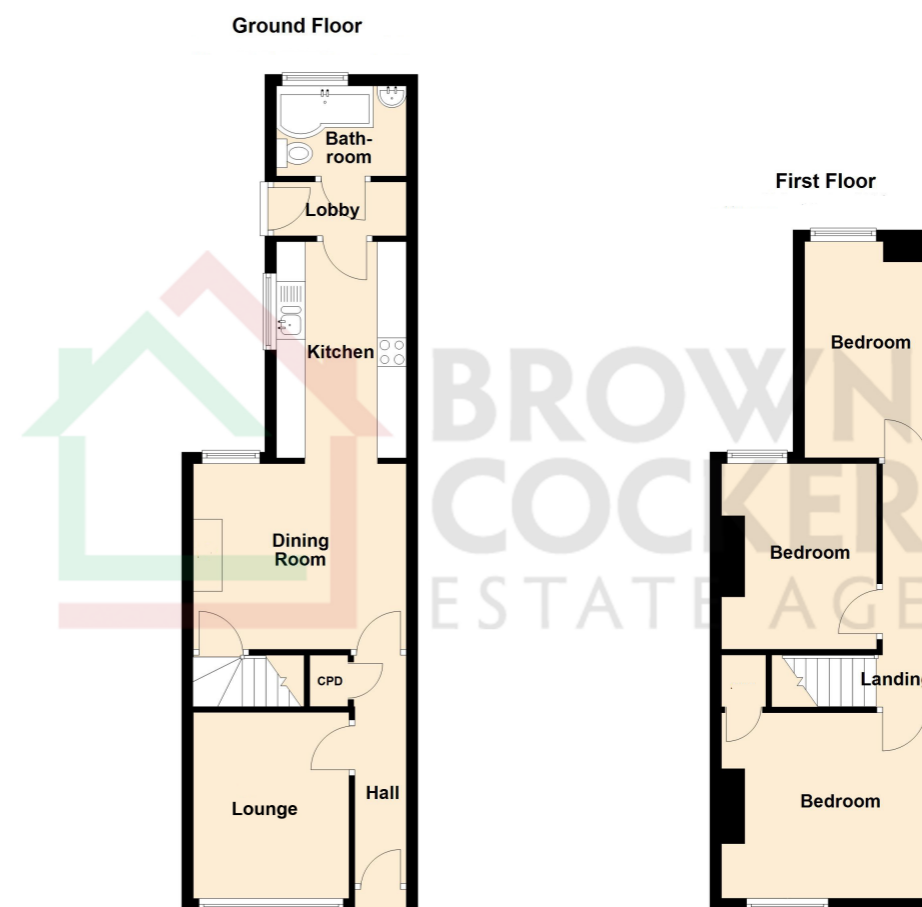
#### Bedroom Two

10' 4" x 9' 5" (3.15m x 2.87m)

#### Bedroom Three

12' 3" x 7' 4" (3.73m x 2.24m)

## 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.