



123 ABBEY STREET

£160,000 Freehold

TOWN CENTRE  
RUGBY  
WARWICKSHIRE  
CV21 3LL



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this mature two bedroom mid terrace townhouse conveniently situated for access to Rugby railway station and Rugby town centre.

There are a further range of amenities available within the immediate area to include local shops and stores, schooling for all ages, supermarkets and hot food takeaway outlets.

In brief, the accommodation comprises of an entrance lobby, through lounge/dining room, fitted kitchen, rear lobby and a ground floor bathroom fitted with a white suite.

To the first floor there are two double bedrooms.

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

Externally, there is an enclosed rear courtyard to the immediate rear with a shared and secure pedestrian pathway with further garden which is laid to lawn and offers a patio area and well stocked shrub borders.

Offered for sale with no onward chain, the property is considered to be an ideal first time purchase or investment opportunity.

## AGENTS NOTES

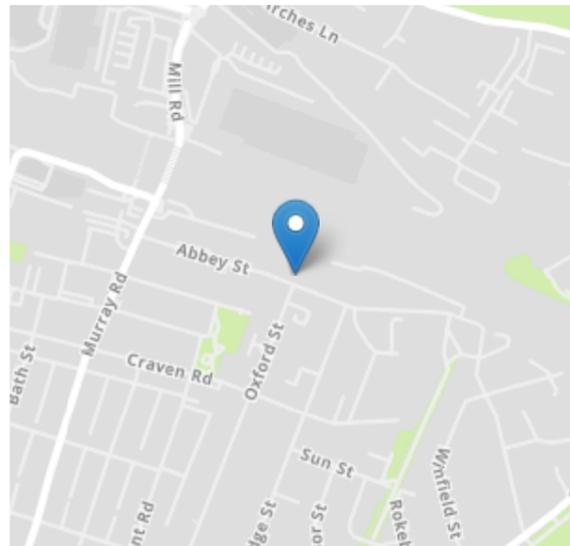
Council Tax Band 'A'.  
Estimated Rental Value: £725 pcm approx.  
What3Words: ///copies.sheep.fines

## 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 Mature Two Bedroom Mid Terrace Townhouse
- Convenient for Rugby Railway Station & Town Centre
- Lounge/Dining Room
- Fitted Kitchen, Ground Floor Bathroom
- Upvc Double Glazing
- Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, No Onward Chain
- Ideal First Time Purchase or Investment Opportunity



## ENERGY PERFORMANCE CERTIFICATE

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Lobby

3' 0" x 2' 7" (0.91m x 0.79m)

#### Lounge/Dining Room

18' 9" x 11' 0" (5.71m x 3.35m)

#### Kitchen

11' 0" max. x 12' 11" max. (3.35m max. x 3.94m max.) An L shaped Room

#### Rear Lobby

6' 7" x 2' 9" (2.01m x 0.84m)

### Bathroom

6' 1" x 5' 9" (1.85m x 1.75m)

### First Floor

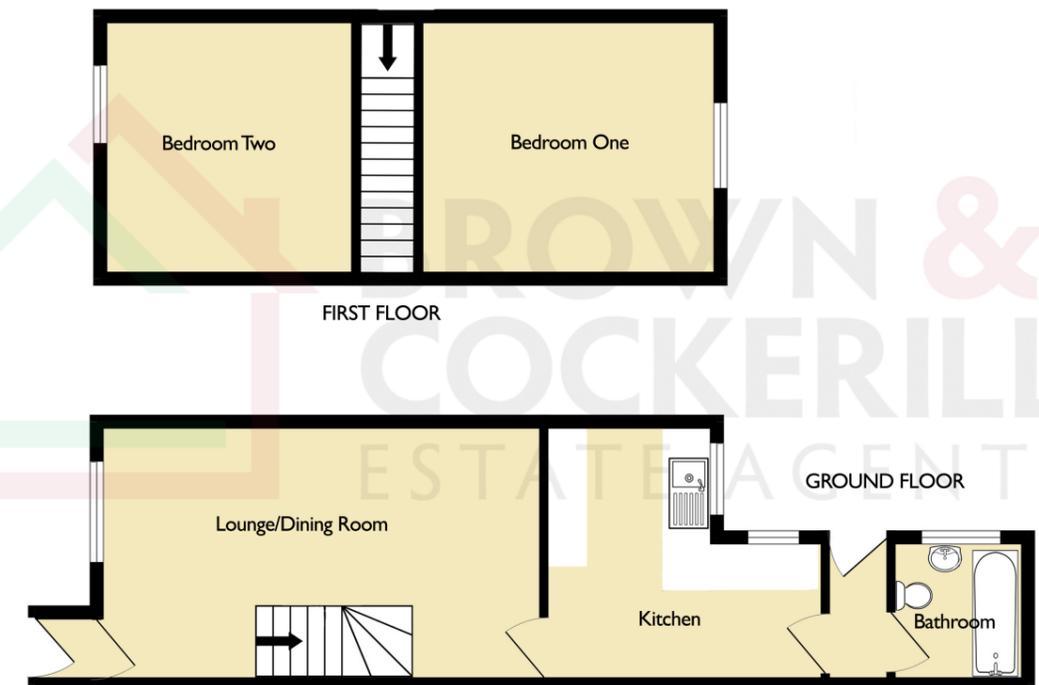
#### Bedroom One

12' 8" x 11' 1" (3.86m x 3.38m)

#### Bedroom Two

11' 1" x 10' 8" (3.38m x 3.25m)

## 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.