



4 MORTON GARDENS

£230,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3TG



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this improved and well presented three bedroom mid terrace town house located within walking distance of Rugby town centre and Rugby railway station. The property is of standard brick built construction with a pitched 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 Birmingham New Street and London Euston in under one hour. There is easy and convenient access to the surrounding M1, M6, A5 and A14 road and motorway networks, making this location ideal for those wishing to commute.

The property offers accommodation set over two floors, which in brief comprises of an entrance hall, lounge with feature fireplace and a refitted kitchen/breakfast room with hob and oven. To the first floor there are three well proportioned bedrooms and a modern family bathroom with white suite.

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

Externally there is an enclosed rear garden which is not overlooked from the rear. There is a small front garden with a further garden adjacent to the neighbouring property which provides a tarmac driveway, off road parking for two vehicles and a single garage.

Early viewing is considered essential to appreciate this beautiful family home.

Gross internal area: 678ft² (63m²).

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1000 pcm approx.

What3Words: ///twist.hosts.recall

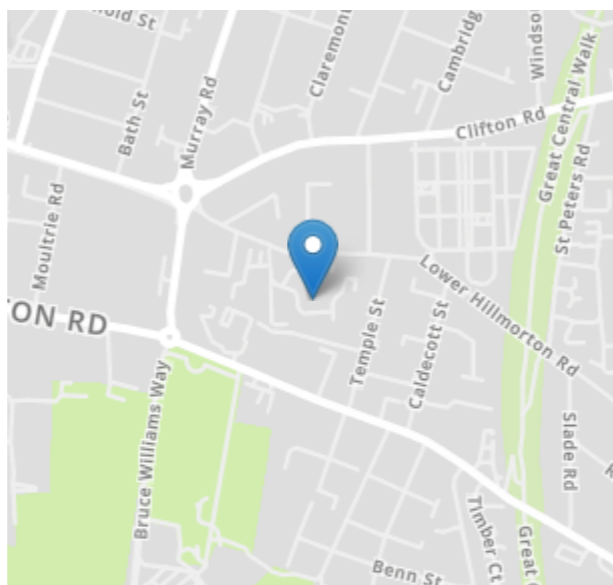
MORTGAGE & LEGAL ADVICE

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 Improved Three Bedroom Mid Mews Town House
- Excellent Decorative Order Throughout
- Lounge, Refitted Kitchen/Dining Room
- First Floor Family Bathroom with White Suite
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking & Single Garage
- Early Viewing Recommended



ROOM DIMENSIONS

Ground Floor

Entrance Hall

4' 2" x 3' 2" (1.27m x 0.97m)

Lounge

16' 0" x 10' 6" (4.88m x 3.20m)

Kitchen/Dining Room

13' 7" x 8' 8" (4.14m x 2.64m)

First Floor

Bedroom One

10' 6" x 8' 7" (3.20m x 2.62m)

Bedroom Two

10' 4" x 5' 8" (3.15m x 1.73m)

Bedroom Three

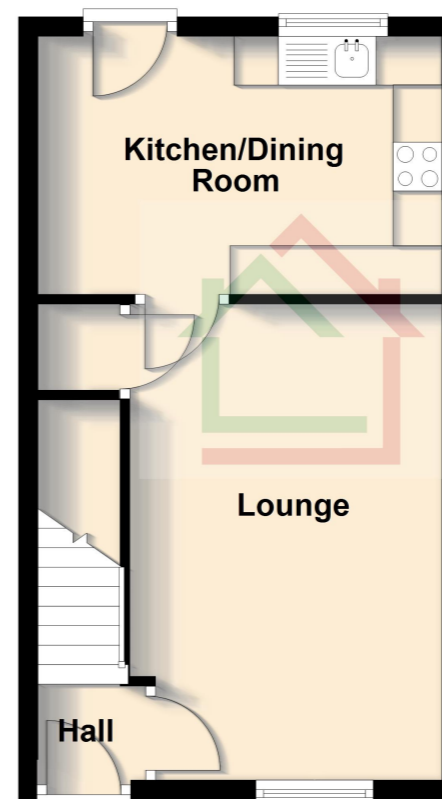
6' 8" x 5' 8" (2.03m x 1.73m)

Bathroom

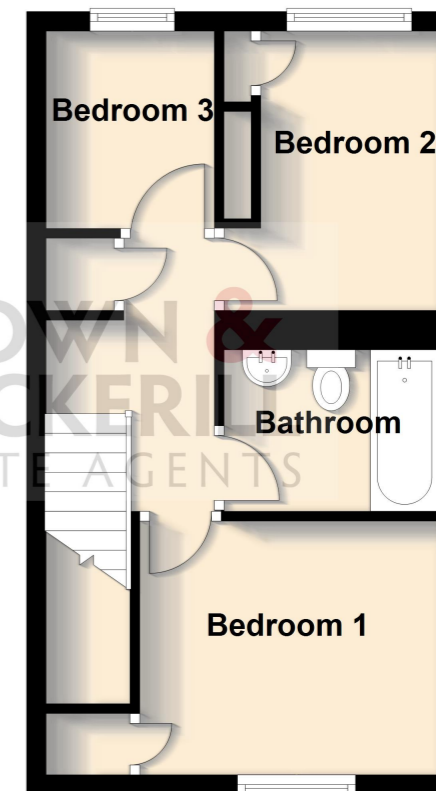
6' 11" x 5' 5" (2.11m x 1.65m)

FLOOR PLAN

Ground Floor



First Floor



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 90 |
| (81-91) | B | | |
| (69-80) | C | 75 | |
| (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 | |

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.