



15 GEORGE STREET

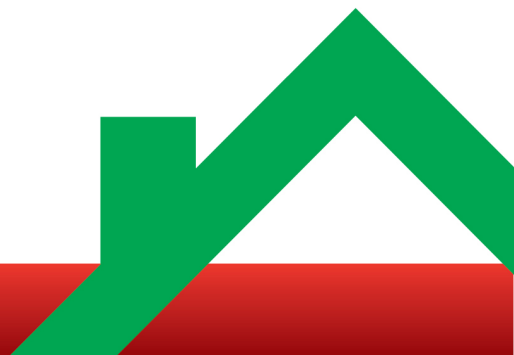
Guide Price £279,950 Freehold

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2BJ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom end of terraced property which is located in New Bilton, Rugby. The property has recently undergone complete refurbishment to include a new boiler/heating system, electrical wiring, Upvc double glazing and re-plastering works. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The property is conveniently located for access to Rugby town centre which provides a wide range of amenities, including independent and high street shops, supermarkets, restaurants, pubs, takeaways, and cultural facilities such as a public library and churches of several denominations. The area is also well served by highly regarded local schooling for all ages.

For commuters, Rugby railway station operates a regular intercity service to Birmingham New Street and London Euston in under an hour and there is convenient access to the M1, M6, A5 and A14 road and motorway networks

The accommodation is set over two floors and in brief, comprises of an entrance hall with tiled flooring, ceiling spot lights and stairs rising to the first floor landing. The lounge has a bay window and feature inset electric living flame fire with lighting, as does the separate dining room. The dining room has under stairs storage and a door giving access to the rear garden with an additional door to the refitted kitchen. The kitchen has a range of integrated appliances to include a five ring gas hob with extractor over; microwave and oven. There is tiled flooring, ceiling spot lights and a vertical radiator. The separate utility area is L-shaped with a door to the rear of the property and further door into the part tiled ground floor shower room which is fitted with a three piece white suite to include a shower cubicle, low level w.c. and vanity unit with inset wash hand basin, ceiling spot lights and an extractor fan.

To the first floor, the landing gives access to four well proportioned bedrooms serviced by a fully tiled family bathroom fitted with a P-shaped bath with double shower over; vanity unit with inset wash hand basin and low level w.c. There is a wall mounted mirror with lighting, heated towel rail and inset spot lights to the ceiling.

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

Externally, to the front is a small fore garden and off road parking for one vehicle with double wooden gates giving access to the rear. The rear courtyard style garden has a patio area to the immediate rear; an area that could be lawned and is enclosed by timber fencing to the boundaries.

Early viewing is highly recommended to avoid disappointment and appreciate this property which has been renovated to a high standard.

AGENTS NOTES

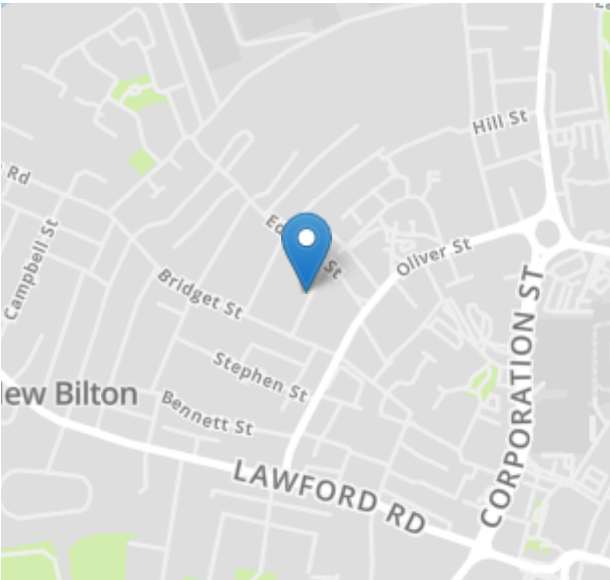
Council Tax Band 'B'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///cheeks.about.bake

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 Completely Renovated Four Bedroom End Terraced Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Lounge and Separate Dining Room with Feature Inset Living Flame Gas Fires
- Refitted Kitchen with Integrated Appliances and Separate Utility Area
- Ground Floor Shower Room and First Floor Family Bathroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Courtyard Garden and Off Road Parking
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

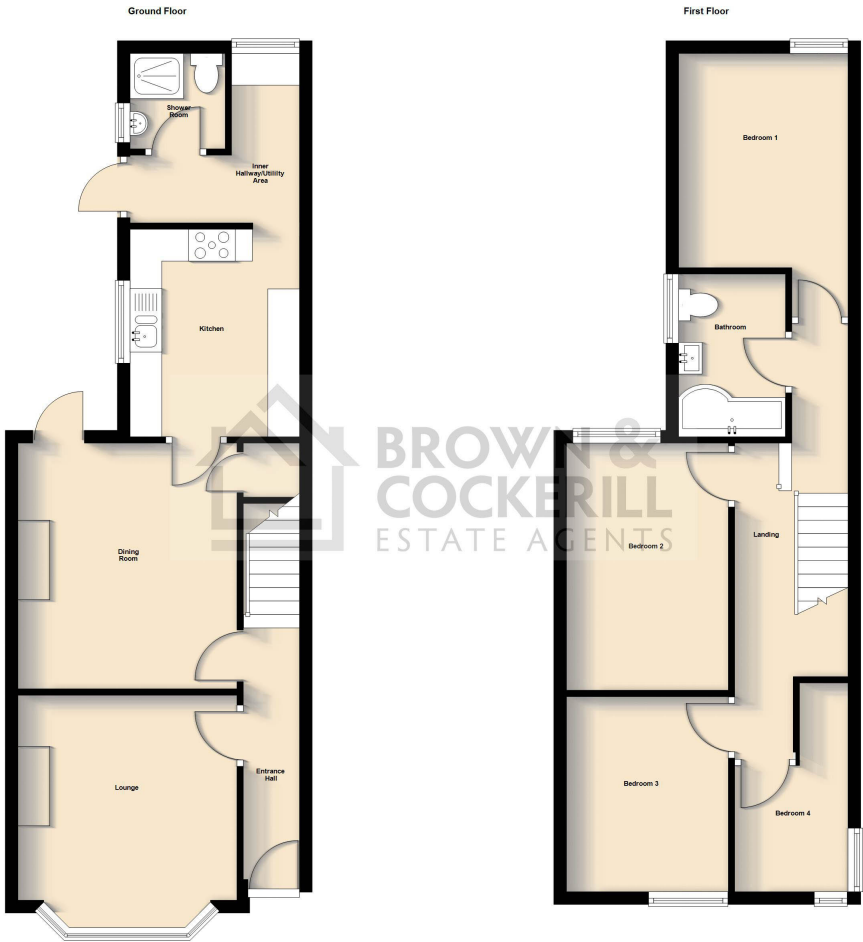
Ground Floor

- Entrance Hall
14' 5" x 2' 11" (4.39m x 0.89m)
- Lounge
13' 10" into bay window x 11' 3" (4.22m into bay window x 3.43m)
- Dining Room
11' 3" x 12' 8" (3.43m x 3.86m)
- Refitted Kitchen
10' 9" x 8' 9" (3.28m x 2.67m)
- Utility Area
8' 9" maximum x 8' 8" maximum (2.67m maximum x 2.64m maximum)
- Ground Floor Shower Room
5' 3" x 5' 2" (1.60m x 1.57m)

First Floor

- Landing
19' 6" x 6' 0" (5.94m x 1.83m)
- Bedroom One
13' 7" maximum x 8' 9" (4.14m maximum x 2.67m)
- Bedroom Two
12' 9" x 10' 1" (3.89m x 3.07m)
- Bedroom Three
12' 0" x 9' 7" (3.66m x 2.92m)
- Bedroom Four
12' 1" maximum x 6' 4" (3.68m maximum x 1.93m)
- Family Bathroom
8' 5" x 5' 3" (2.57m x 1.60m)

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.