



36 MURRAY ROAD

£255,000 Freehold

RUGBY  
WARWICKSHIRE  
CV21 3JW



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this spacious three bedroom period townhouse conveniently located within walking distance of Rugby railway station, Rugby town centre and all local amenities. Rugby railway station offers a regular intercity mainline service to Birmingham New Street and London Euston in under an hour, making it ideal for commuters.

Built of traditional solid brick construction with a concrete tiled roof, the property offers spacious and versatile accommodation set over two floors to comprise of an entrance hall with stained glass front door and feature Minton tiled floor, lounge with bay window and feature fireplace, family room/bedroom four, dining room, fitted kitchen, utility room and a ground floor cloakroom/w.c.

To the first floor there are three double bedrooms and a family shower room with separate w.c.

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 with shared pedestrian access via an alleyway leading to the front.

The property is being offered for sale with no onward chain and early viewing is considered essential.

Gross internal area: 1,141 sq.ft. (106 sq.m).

## AGENTS NOTES

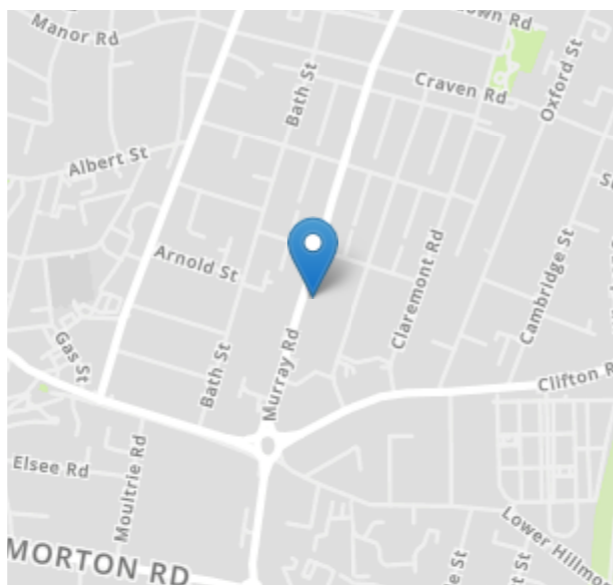
Council Tax Band 'C'.  
Estimated Rental Value: £1250 pcm approx.  
What3Words: ///music.soup.apply

## 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 Attractive Three Bedroom Period Townhouse
- Retaining Many Period & Character Features
- Lounge, Dining Room & Family Room/Bedroom Four
- Fitted Kitchen, Utility Room & Ground Floor Cloakroom/W.C.
- First Floor Shower Room & Separate W.C.
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, No Onward Chain



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

23' 2" x 5' 4" max. (7.06m x 1.63m max.)

#### Lounge

12' 10" into bay x 11' 8" (3.91m into bay x 3.56m)

#### Family Room/Bedroom Four

12' 11" x 9' 4" (3.94m x 2.84m)

#### Dining Room

11' 8" x 9' 8" (3.56m x 2.95m)

#### Kitchen

9' 11" x 7' 11" (3.02m x 2.41m)

#### Utility Room

9' 11" x 7' 11" (3.02m x 2.41m)

#### Rear Lobby

5' 10" x 4' 0" (1.78m x 1.22m)

### Ground Floor Cloakroom/W.C.

5' 3" x 2' 11" (1.60m x 0.89m)

### First Floor

#### Landing

23' 4" x 5' 4" (7.11m x 1.63m)

#### Bedroom One

17' 0" x 13' 6" into bay (5.18m x 4.11m into bay)

#### Bedroom Two

12' 11" x 11' 1" (3.94m x 3.38m)

#### Bedroom Three

10' 5" x 9' 10" (3.17m x 3.00m)

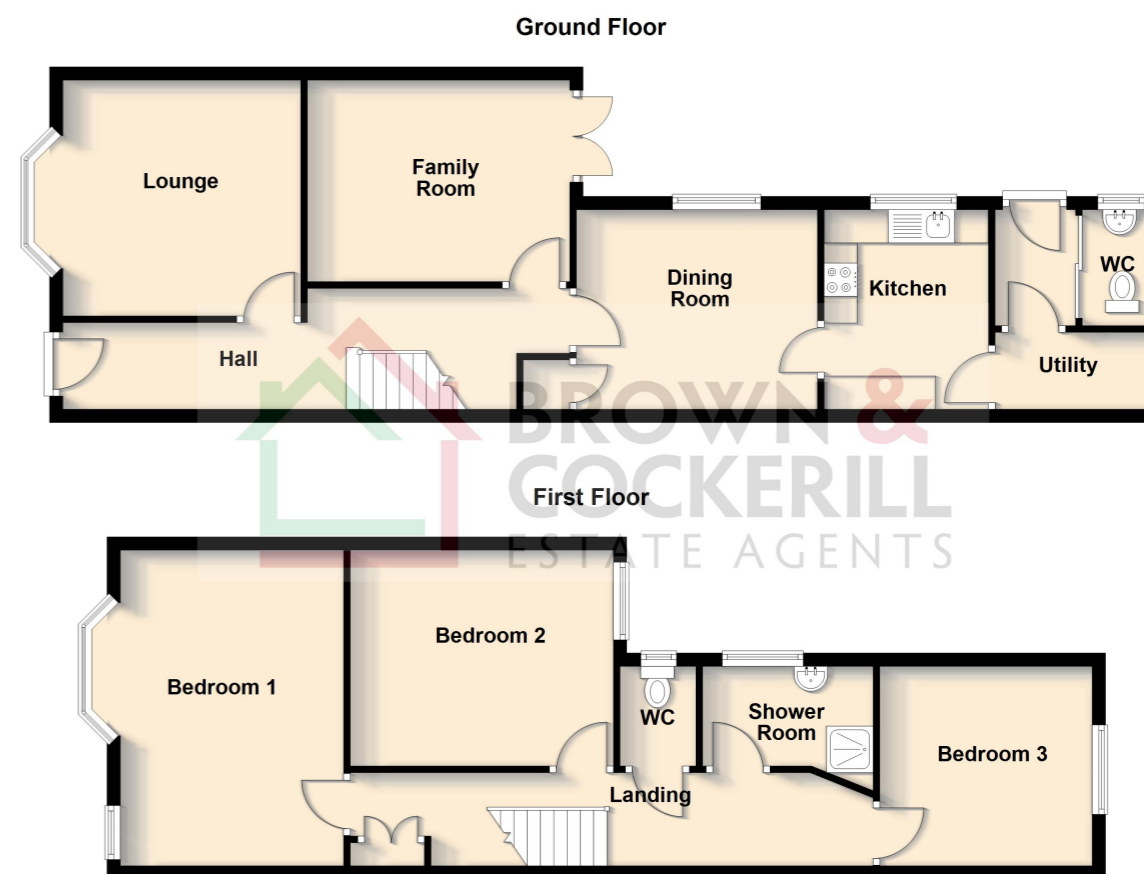
#### Shower Room

6' 8" x 6' 4" (2.03m x 1.93m)

#### W.C.

3' 11" x 3' 0" (1.19m x 0.91m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>69</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	

## 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.