



4 EARL STREET

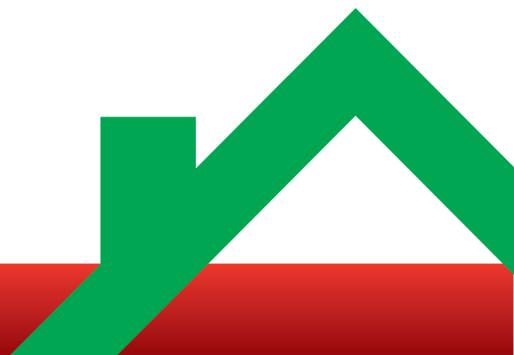
RUGBY
WARWICKSHIRE
CV21 3SS

£210,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented and recently refurbished two bedroom mid terraced property which is conveniently located and within walking distance of Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and has all mains services connected.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and bars and there is excellent local schooling for all ages.

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

The accommodation is set over two floors and in brief, comprises of an open plan kitchen/dining/living room with stairs rising to the first floor landing, under stairs storage cupboard and French doors opening onto the rear courtyard garden.

To the first floor, the landing has an airing cupboard and doors off to two bedrooms with bedroom two having a built in cupboard over the stairs. The family bathroom is fitted with a three piece white suite.

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

Externally, there is shared access to the front of the property and an enclosed and low maintenance rear courtyard garden.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 51 m² (548 ft²).

AGENTS NOTES

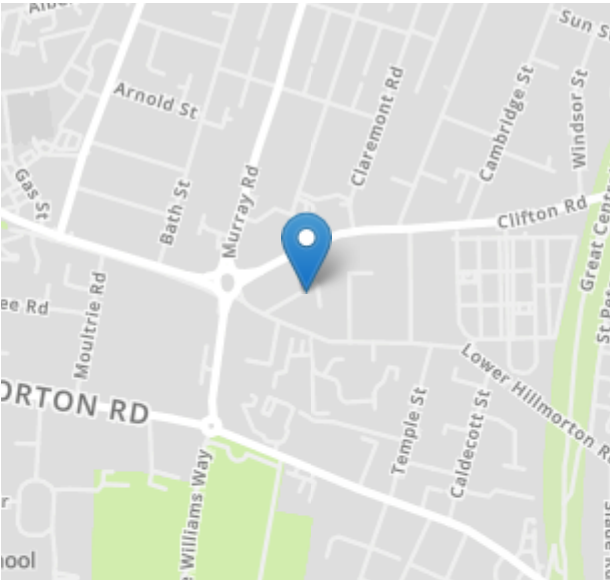
Council Tax Band 'B'.
Estimated Rental Value: £850 pcm approx.
What3Words: ///oddly.ruby.slip

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

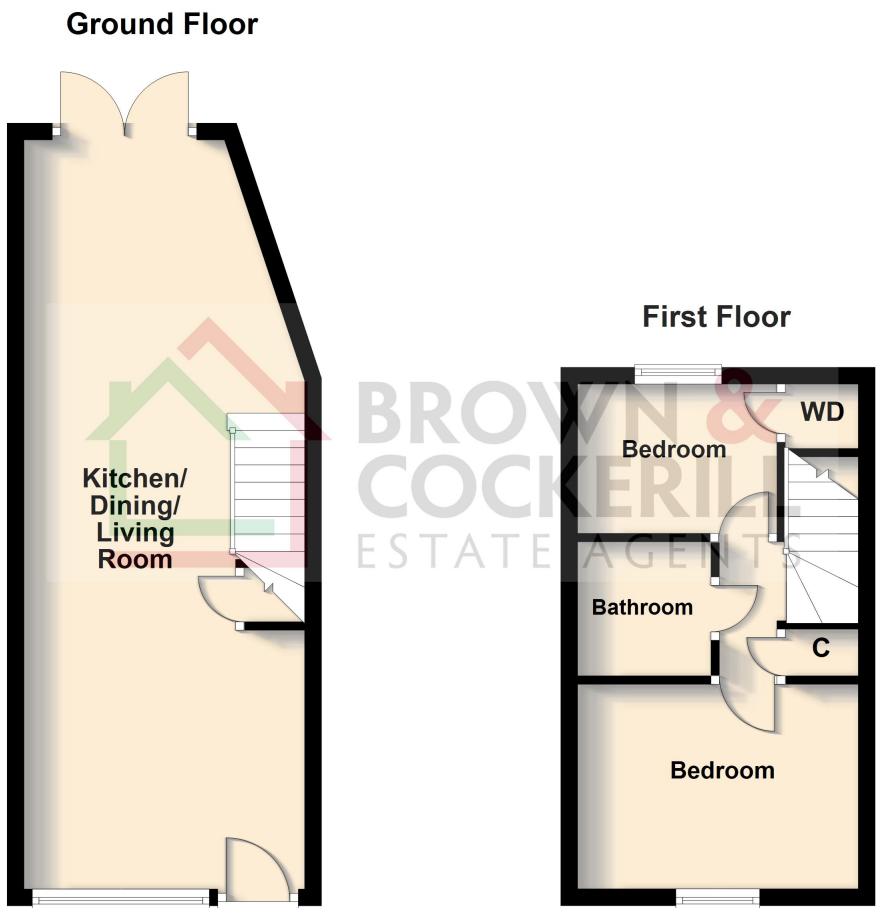
- A Well Presented and Recently Refurbished Two Bedroom Mid Terraced Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Open Plan Kitchen/Dining/Living Room
- Two First Floor Bedrooms
- First Floor Family Bathroom with White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Courtyard Garden
- Early Viewing is Highly Recommended



ROOM DIMENSIONS

- Ground Floor
 - Open Plan Kitchen/Dining/Living Room 29' 4" x 11' 0" (8.94m x 3.35m)
- First Floor
 - Landing 5' 3" x 2' 7" (1.60m x 0.79m)
 - Bedroom One 11' 0" x 8' 1" (3.35m x 2.46m)
 - Bedroom Two 8' 2" x 5' 8" (2.49m x 1.73m)
 - Bathroom 5' 3" x 5' 3" (1.60m x 1.60m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

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