



106 OXFORD STREET

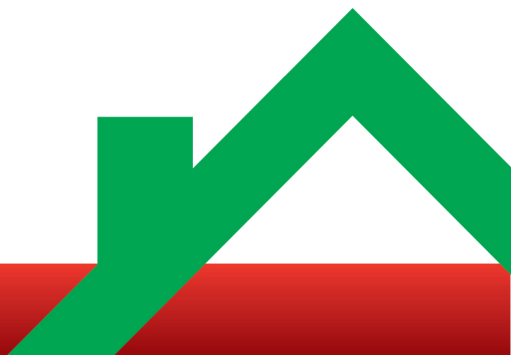
RUGBY
WARWICKSHIRE
CV21 3LZ

£185,000 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 traditional three bedroom mid terraced property which is in need of some modernisation. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

The property is within walking distance of Rugby town centre and railway station, Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets, public houses 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 convenient 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 entrance porch giving access to the entrance hall with stairs rising to the first floor landing. The living room has a fireplace, storage cupboard to one side of the chimney breast and a bay window. The kitchen has space for appliances and there is a ground floor wet room.

To the first floor, the landing has a useful storage cupboard and doors off to three well proportioned bedrooms. Bedroom three has a toilet and wash hand basing with potential for renovating into a further bathroom.

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

Externally, to the front is a small fore garden with communal gated access to the rear. There is a small rear courtyard area, access across the back for neighbouring properties and a further garden area predominantly laid to lawn and enclosed by timber fencing and brick wall. There is a garden shed.

Early viewing is recommended and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 79 m² (850 ft²).

AGENTS NOTES

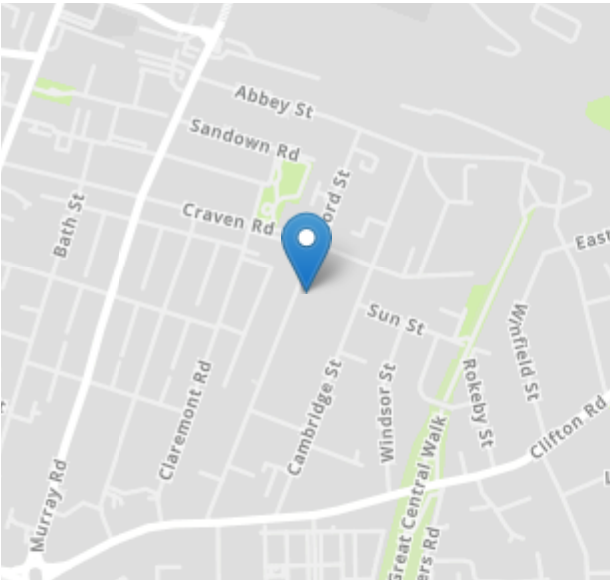
Council Tax Band 'A'.
What3Words: ///soak.foil.saying

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 Traditional Three Bedroom Mid Terraced Property in Need of Some Modernisation**
- **Conveniently Located For Rugby Town Centre and Railway Station**
- **Living Room with Fireplace and Bay Window**
- **Kitchen and Ground Floor Wet Room**
- **Bedroom Three with Toilet and Wash Hand Basin**
- **Gas Fired Central Heating to Radiators and Double Glazing**
- **Rear Courtyard and Further Enclosed Garden**
- **Early Viewing is Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	63	75
(81-91)	B		
(69-80)	C		
(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	

ROOM DIMENSIONS

Ground Floor

Entrance Porch

4' 11" x 3' 6" (1.50m x 1.07m)

Entrance Hall

12' 1" x 3' 6" (3.68m x 1.07m)

Living Room

25' 6" x 10' 11" plus bay window (7.77m x 3.33m plus bay window)

Kitchen

14' 3" maximum x 6' 10" maximum (4.34m maximum x 2.08m maximum)

Ground Floor Wet Room

8' 10" maximum x 6' 9" maximum (2.69m maximum x 2.06m maximum)

First Floor

Landing

12' 0" maximum x 6' 2" maximum (3.66m maximum x 1.88m maximum)

Bedroom One

14' 0" maximum x 10' 11" maximum (4.27m maximum x 3.33m maximum)

Bedroom Two

12' 0" maximum x 8' 2" maximum (3.66m maximum x 2.49m maximum)

Bedroom Three

8' 11" maximum x 7' 7" maximum (2.72m maximum x 2.31m maximum)

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.