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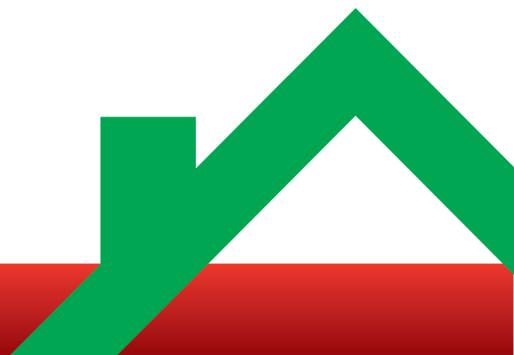
RUGBY
WARWICKSHIRE
CV21 2QJ

Guide Price £230,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this traditional and extended two bedroom mid terraced property which is conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Rugby town centre provides a wide range of amenities, including independent and high street shops, supermarkets, restaurants, public houses, takeaway outlets 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 services to Birmingham New Street and London Euston in under an hour and there is excellent access to the M1, M6, A5 and A14 road networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with traditional tiled flooring and stairs rising to the first floor landing. The lounge has bay window, feature fireplace with multi fuel burner and double doors separating the dining room. The dining room has a feature chimney breast with a built in display cabinet to one side and feature fireplace with inset fire. The fitted kitchen has a four ring gas hob with extractor over and oven beneath, integrated Bosch dishwasher, space for an upright fridge/freezer and door through to the utility/w.c. area.

To the first floor, the landing has two storage cupboards and doors off to the master bedroom with a cast iron fireplace and fitted wardrobes. There is a further well proportioned bedroom and family shower room fitted with a fully tiled walk in shower area, low level w.c., pedestal wash hand basin and floor to ceiling storage cupboard.

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

Externally, to the front is a gated fore garden enclosed by low level brick wall. The rear garden has a paved courtyard area to the immediate rear and there is shared access (with one neighbour) separating the rear garden into a separate pebbled seating area.

Early viewing is highly recommended to avoid disappointment. The property is being offered for sale with no onward chain.

AGENTS NOTES

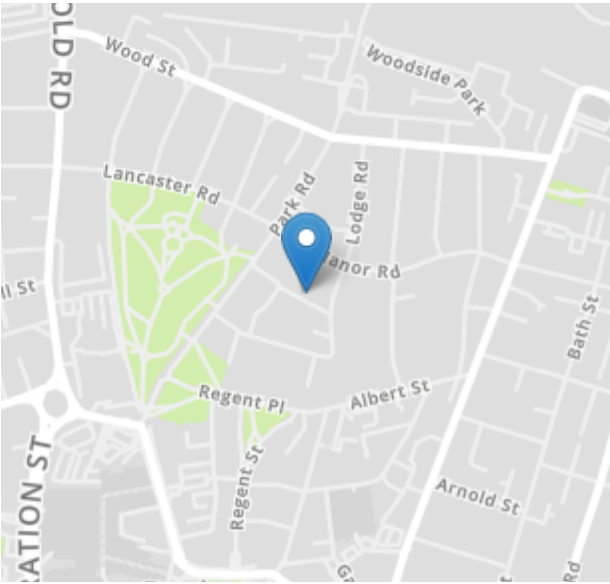
Council Tax Band 'B'
Estimated Rental Value: £995 pcm approx.
What3Words: ///speak.sample.body

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 Extended Two Bedroom Mid Terraced Property
- Convenient for Rugby Town Centre and Railway Station
- Lounge and Separate Dining Room with Feature Fireplaces
- Fitted Kitchen with Oven, Hob and Dishwasher and a Separate Utility/W.C. Area
- First Floor Family Shower Room
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Paved Courtyard with Summerhouse and Separate Pebbled Seating Area
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall
7' 6" x 2' 10" (2.29m x 0.86m)
Lounge
14' 6" into bay window x 8' 5" (4.42m into bay window x 2.57m)
Dining Room
12' 4" x 10' 9" (3.76m x 3.28m)
Kitchen
12' 1" x 8' 6" (3.68m x 2.59m)
Utility/W.C.
9' 1" x 8' 4" (2.77m x 2.54m)

First Floor

Landing
12' 10" x 5' 3" (3.91m x 1.60m)
Bedroom One
12' 0" excluding wardrobes x 11' 11" (3.66m excluding wardrobes x 3.63m)
Bedroom Two
12' 4" x 8' 3" (3.76m x 2.51m)
Family Shower Room
8' 10" x 8' 6" (2.69m x 2.59m)

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.