



14 CLIFTON ROAD

Offers in Region of £400,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3QF



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 1900s three/four bedroom semi detached family home conveniently located within walking distance of Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof.

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.

In brief, the accommodation is accessed from the side and comprises of an L-shaped entrance hall with a storage cupboard and stairs rising to the first floor landing, a lounge with a bay window to the front elevation (currently used as a bedroom), a kitchen, separate reception room with access to a second hallway and a utility room. There is a rear lobby off the hallway with a large storage cupboard (approx. 3' 6" x 3' 3") and has access to the ground floor cloakroom/w.c. and reception/bedroom.

To the first floor, the L-shaped landing has stairs rising to a loft room and has access to three well proportioned bedrooms with bedroom three having a useful storage cupboard. There is a separate w.c. and a family bathroom.

The property benefits from double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, the extended accommodation has occupied the original external garden space.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 181 m² (1948 ft²).

AGENTS NOTES

Council Tax Band 'E'.

What3Words: //hung.kicks.pound

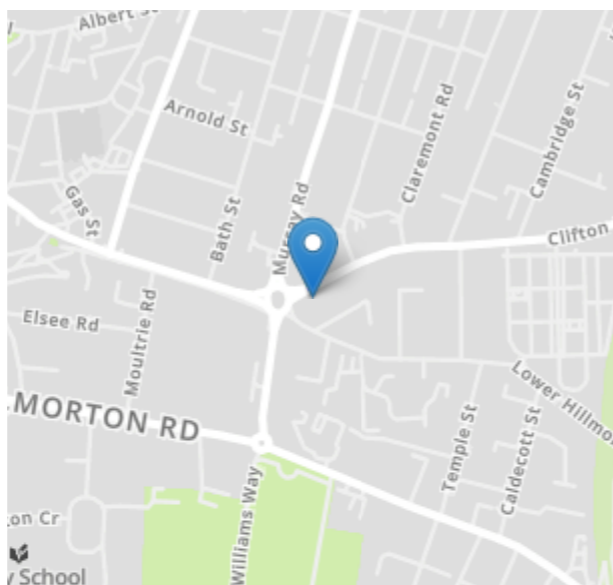
MORTGAGE & LEGAL ADVICE

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 Three/Four Bedroom Semi Detached Property
- Walking Distance of Rugby Town Centre and Railway Station
- Lounge and Separate Reception Room
- Ground Floor Reception/Bedroom, W.C. and Utility Room
- First Floor Family Bathroom with Separate W.C.
- Three First Floor Bedrooms and a Loft Room
- Double Glazing and Gas Fired Central Heating to Radiators
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	77
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

L- Shaped Entrance Hall

14' 10" maximum x 19' 5" (4.52m maximum x 5.92m)

Lounge

14' 10" x 12' 4" (4.52m x 3.76m)

Kitchen

12' 3" x 11' 0" (3.73m x 3.35m)

Reception

18' 4" x 8' 4" (5.59m x 2.54m)

Utility Room

8' 6" x 7' 10" (2.59m x 2.39m)

Hallway

17' 6" x 6' 2" (5.33m x 1.88m)

Rear Lobby

7' 2" x 11' 0" (2.18m x 3.35m)

Cloakroom/W.C.

3' 6" x 3' 3" (1.07m x 0.99m)

Reception/Bedroom

14' 10" x 11' 5" (4.52m x 3.48m)

First Floor

L-Shaped Landing

14' 10" maximum x 30' 0" (4.52m maximum x 9.14m)

Bedroom One

14' 10" x 12' 4" (4.52m x 3.76m)

Bedroom Two

12' 3" x 11' 0" (3.73m x 3.35m)

W.C.

5' 2" x 3' 6" (1.57m x 1.07m)

Bathroom

8' 9" x 5' 2" (2.67m x 1.57m)

Bedroom Three

12' 5" maximum x 9' 0" (3.78m maximum x 2.74m)

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.