

31 BENN STREET

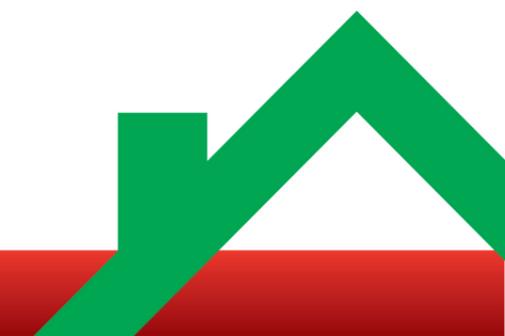
£235,000 Freehold

SOUTHFIELDS ESTATE
RUGBY
WARWICKSHIRE
CV22 5LR



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 three bedroom mid terraced property located on the popular residential Southfield Estate and within walking distance of Rugby town centre and railway station. The property is of standard brick built construction with a slate roof and benefits from all mains services being connected.

There are a range of local amenities to include a parade of shops and stores, hot food take away outlets and schooling for all ages. Rugby town centre is within easy walking distance and offers a comprehensive range of shops, stores and supermarkets, restaurants and cafes, library, public houses, doctors surgeries, leisure facilities, recreational parks and churches of several denominations.

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

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing. The lounge has a fireplace and bay window and there is a separate dining room providing a through fare into the extended kitchen/dining room and has French doors opening onto the rear garden. The kitchen/dining room has a fitted oven and hob with extractor over, tiled flooring, under stairs storage cupboard and further French doors to the rear. There is a ground floor cloakroom/w.c. fitted with a white suite to include a wash hand basin and low level w.c.

To the first floor, the landing has doors off to two well proportioned bedrooms with period cast iron fireplaces and a further bedroom that has a cupboard housing the gas fired central heating boiler. The modern family bathroom is fitted with a three piece white suite to include a P-shaped bath with shower and screen over, pedestal wash hand basin and low level w.c.

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

Externally, to the front is a fore garden enclosed by a low level brick wall with a pathway to the front entrance door. The rear garden is enclosed by timber fencing and a brick wall with a slabbed patio area to the immediate rear, a lawned area with a pathway to the side leading to a further patio area and metal garden shed. There is pedestrian access to the rear.

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

Gross Internal Area: approx. 102 m² (1097 ft²).

AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £1100 pcm approx.

What3Words: ///marked.punks.ruled

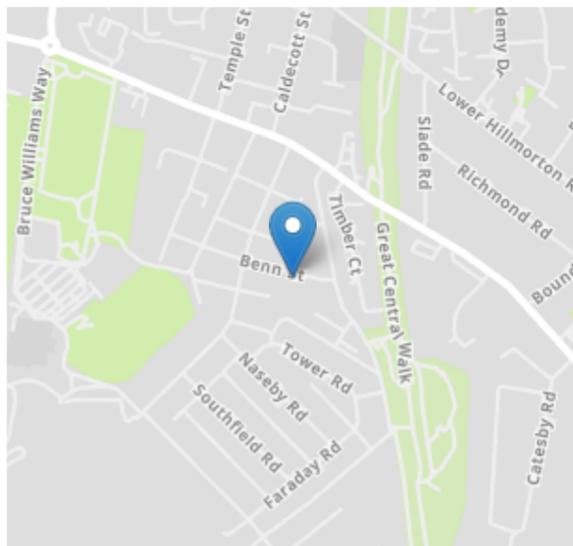
MORTGAGE & LEGAL ADVICE

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 Bedroom Mid Terraced Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Lounge with Bay Window and Fireplace
- Separate Dining Room Opening Through to Kitchen/Breakfast Room
- Ground Floor Cloakroom/W.C. and Modern First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

First Floor

Entrance Hall

9' 11" x 3' 1" (3.02m x 0.94m)

Lounge

10' 9" maximum x 10' 5" maximum (3.28m maximum x 3.17m maximum)

Dining Room

11' 5" maximum x 10' 5" (3.48m maximum x 3.17m)

Extended Kitchen/Breakfast Room

25' 11" x 8' 11" (7.90m x 2.72m)

Ground Floor Cloakroom/W.C.

5' 4" x 3' 1" (1.63m x 0.94m)

First Floor

Landing

20' 0" x 5' 0" maximum (6.10m x 1.52m maximum)

Bedroom One

14' 4" x 10' 5" (4.37m x 3.17m)

Bedroom Two

10' 5" x 9' 0" (3.17m x 2.74m)

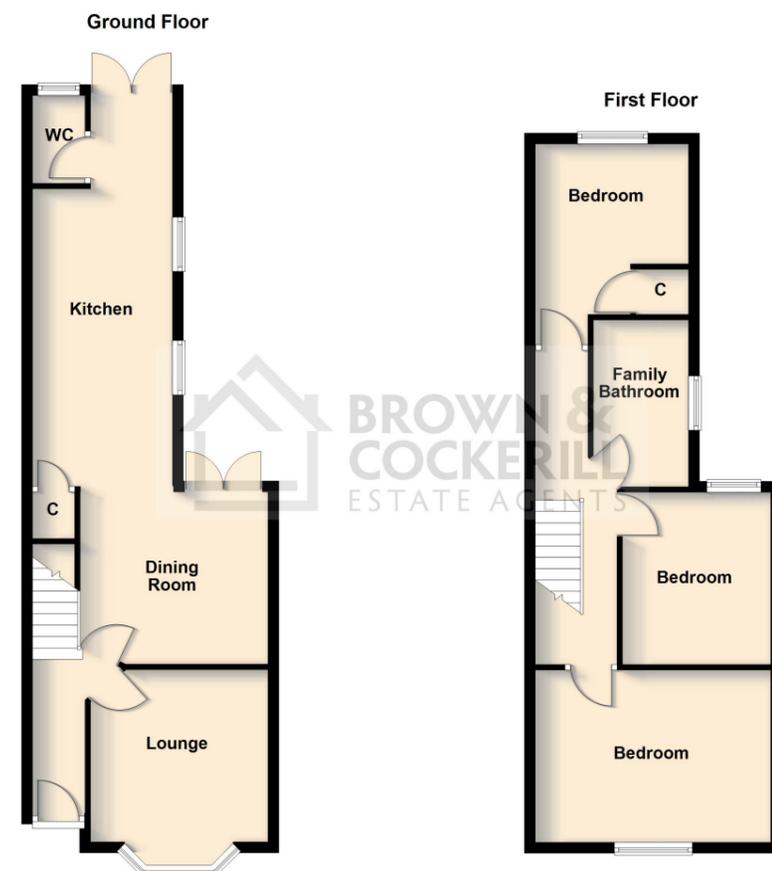
Bedroom Three

14' 1" x 9' 3" (4.29m x 2.82m)

Family Bathroom

10' 1" x 5' 9" (3.07m x 1.75m)

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.