

**57 ABBEY STREET**

**Guide Price £175,000 Freehold**

RUGBY  
WARWICKSHIRE  
CV21 3LL



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 end of terrace property which is conveniently located for 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 and there is 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 entrance porch, lounge with a bay window and under stairs storage and a separate dining room with stairs rising to the first floor landing. There is a kitchen with door giving access to the rear garden and a fully tiled ground floor shower room which is fitted with a modern white suite and houses the gas fired central heating boiler.

To the first floor, there are two double bedrooms and a further single bedroom.

The property benefits from Upvc double glazing and gas fired central heating via a combination boiler with all mains services connected.

Externally, there is a small fore garden enclosed by low level brick wall to the front of the property and an enclosed low maintenance rear garden predominantly laid to lawn with a decked area.

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

Gross Internal Area: approx. 77 m<sup>2</sup> (828 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'A'.  
Estimated Rental Value: £1000 pcm approx.  
What3Words: ///trick.care.wrong

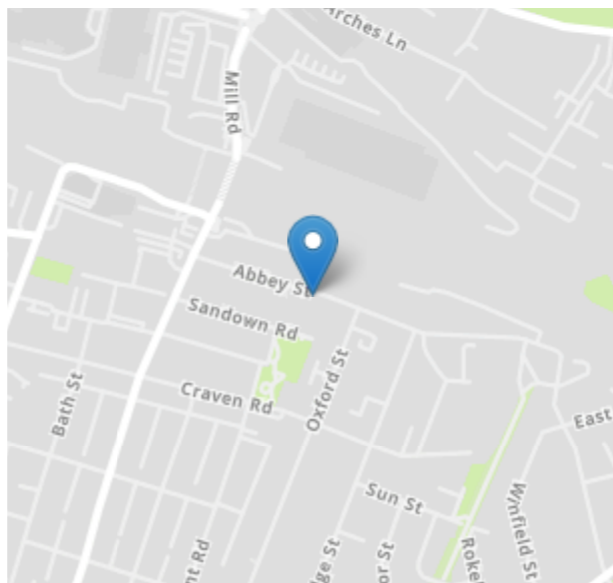
## MORTGAGE & LEGAL ADVICE

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 Three Bedroom End of Terrace Property**
- **Conveniently Located for Rugby Town Centre and Railway Station**
- **Lounge and Separate Dining Room**
- **Kitchen and Ground Floor Shower Room**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Low Maintenance Rear Garden**
- **Early Viewing is Highly Recommended**
- **No Onward Chain**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Porch

4' 0" x 2' 2" (1.22m x 0.66m)

#### Lounge

12' 9" into bay window x 11' 1" (3.89m into bay window x 3.38m)

#### Dining Room

11' 9" x 11' 1" (3.58m x 3.38m)

#### Kitchen

19' 1" x 5' 9" (5.82m x 1.75m)

### Ground Floor Shower Room

8' 9" x 6' 4" (2.67m x 1.93m)

### First Floor

#### Bedroom One

11' 2" maximum x 10' 0" (3.40m maximum x 3.05m)

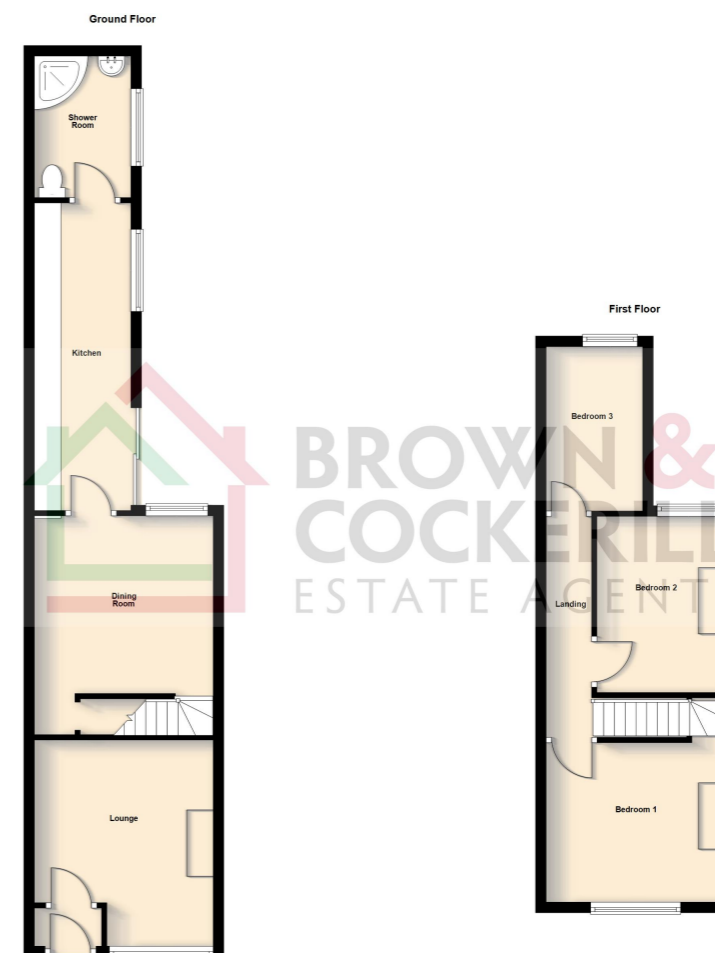
#### Bedroom Two

11' 9" x 8' 3" (3.58m x 2.51m)

#### Bedroom Three

8' 9" x 5' 9" (2.67m 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.