



14 CLAREMONT ROAD

£279,950 Freehold

RUGBY
WARWICKSHIRE
CV21 3NA



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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale improved and well presented period townhouse offering well presented and spacious accommodation set over three floors. The property is ideal for a growing or extended family looking to live in the town centre or alternatively it could continue to be used as a ready-made six bedroom H.M.O. (House of Multiple Occupation).

Conveniently situated for access to all local amenities with Rugby town centre, the property is also within walking distance of Rugby railway station which offers an intercity mainline service to Birmingham New Street and London Euston in under an hour, making it ideal for commuters.

In brief, the accommodation comprises of an entrance hall, two ground floor double bedrooms/reception rooms, further breakfast/dining room and a refitted modern kitchen.

To the first floor there are three further double bedrooms (one with en-suite shower room) and a family bathroom with white suite.

To the second floor is a further double bedroom with en-suite bathroom and walk-in wardrobe/storage room.

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

Externally, there is an enclosed rear garden which can be accessed via a secure and shared pedestrian alleyway.

At full occupation, the property was previously generating a net income of circa £30,000 per annum.

Offered for sale with vacant possession, early viewing is essential.

Gross internal area: 147m² (1582 ft²)

AGENTS NOTES

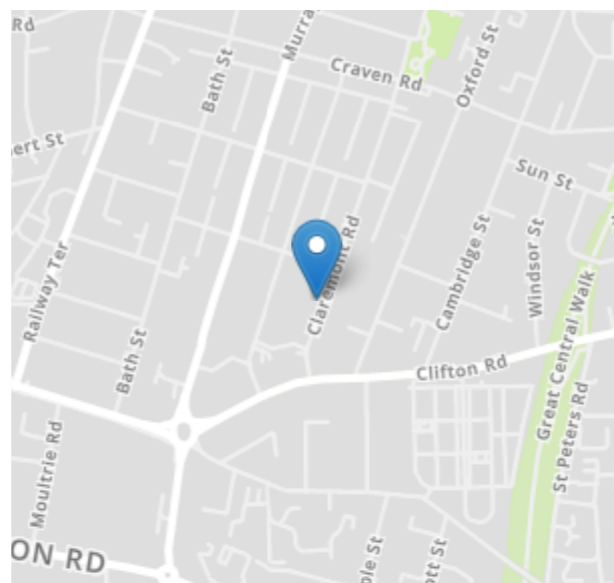
Council Tax Band 'B'.
 What3Words: ///powers.funny.edges
 All Mains Services are connected.

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 Spacious Five Bedroom Period Townhouse
- Currently a Six Bedroom H.M.O. (House of Multiple Occupation)
- Accommodation Set Over Three Floors
- All Double Bedrooms, First Floor Bathroom
- En Suite Bathroom & Shower Room to Two Bedrooms
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Convenient for Town Centre & Railway Station



ROOM DIMENSIONS

Ground Floor

Entrance Hall

26' 4" x 2' 9" (8.03m x 0.84m)

Bedroom One

13' 6" into bay x 11' 1" (4.11m into bay x 3.38m)

Bedroom Two

13' 0" x 11' 1" (3.96m x 3.38m)

Communal Dining Room

11' 8" x 8' 10" (3.56m x 2.69m)

Kitchen

14' 1" x 8' 11" (4.29m x 2.72m)

First Floor

Bedroom Three

15' 10" x 11' 0" (4.83m x 3.35m)

En Suite Shower Room

6' 5" x 5' 2" (1.96m x 1.57m)

Bedroom Four

11' 4" x 10' 2" (3.45m x 3.10m)

Bedroom Five

12' 3" x 9' 0" (3.73m x 2.74m)

Bathroom

10' 1" x 5' 8" (3.07m x 1.73m)

Second Floor

Bedroom Six

11' 7" x 11' 0" (3.53m x 3.35m)

En-Suite Bathroom

8' 9" x 4' 6" (2.67m x 1.37m)

Walk-in Storage

11' 1" x 3' 4" (3.38m x 1.02m)

FLOOR PLAN



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	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.