



122 GROSVENOR ROAD

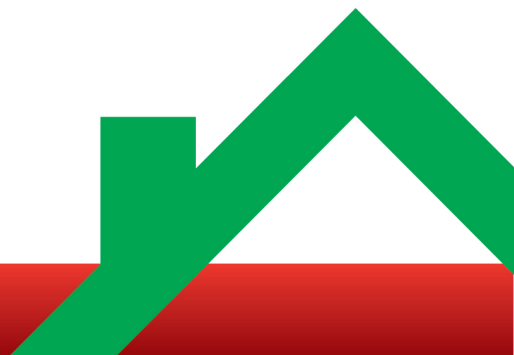
Offers Over £180,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3LB



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this traditional three bedroom mid terraced property conveniently located for Rugby town centre and railway station. The property is in need of some updating and is of standard brick built construction with a tiled roof and has the benefit of all mains services being connected.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and public houses 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.

The accommodation is set over two floors and in brief, comprises of an entrance hall with original mosaic tiled flooring and stairs rising to the first floor landing. The lounge has a bay window and feature brick built fireplace and there is a separate dining room with a Upvc door opening onto the rear of the property. The kitchen is fitted with an oven with hob and extractor over and there is a useful under stairs storage cupboard. An inner hallway gives access to the fully tiled ground floor shower room which comprises of a shower enclosure, pedestal wash hand basin and low level w.c.

To the first floor, the landing has a storage cupboard and doors off to three well proportioned bedrooms.

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

Externally, to the front is fore garden enclosed by a low level brick wall. There is vehicular access to rear garden and garage. The rear garden has a pedestrian gate and is slabbed and enclosed by timber fencing to the boundaries.

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

Gross Internal Area: approx. 91 m² (979 ft²).

AGENTS NOTES

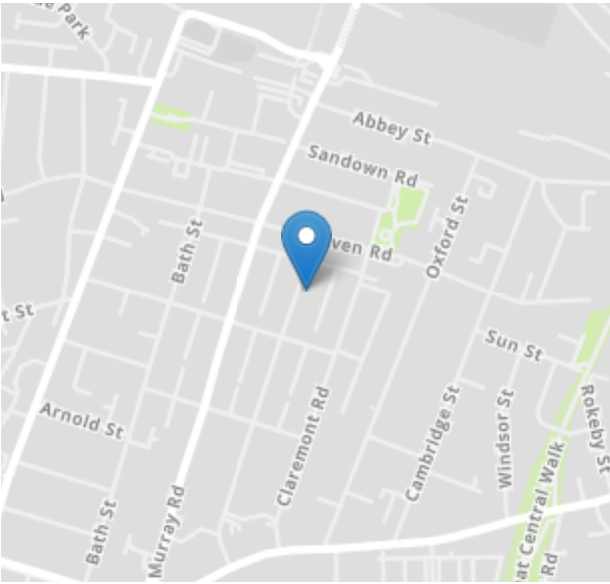
Council Tax Band 'B'.
What3Words: ///remedy.fried.goats

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 Traditional Three Bedroom Mid Terraced Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Two Separate Reception Rooms and Kitchen
- Ground Floor Shower Room
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Rear Vehicular Access to Garage
- Early Viewing Advised and No Onward Chain
- In Need of Some Updating



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		63	86
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

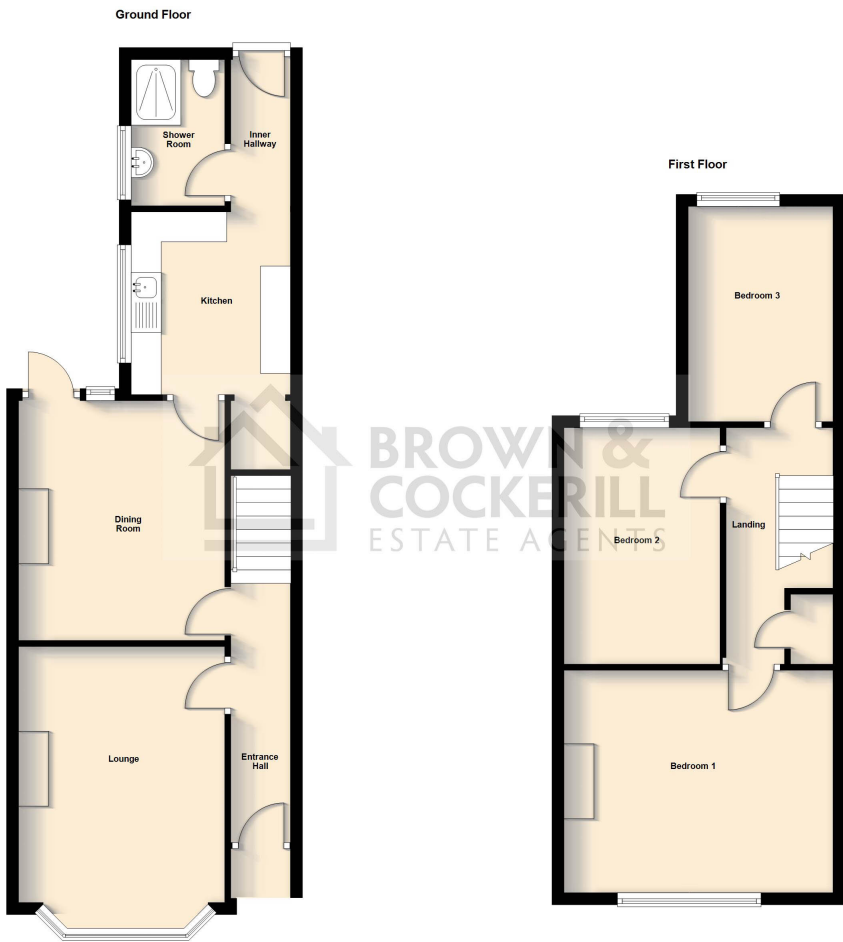
Ground Floor

- Entrance Hall
14' 0" x 2' 10" (4.27m x 0.86m)
- Lounge
14' 5" into bay window x 11' 2" (4.39m into bay window x 3.40m)
- Dining Room
13' 1" x 11' 0" (3.99m x 3.35m)
- Kitchen
9' 11" x 8' 9" (3.02m x 2.67m)
- Inner Hall
9' 0" x 3' 3" (2.74m x 0.99m)
- Ground Floor Shower Room
8' 0" x 5' 4" (2.44m x 1.63m)

First Floor

- Landing
13' 0" x 5' 0" (3.96m x 1.52m)
- Bedroom One
14' 6" x 12' 2" (4.42m x 3.71m)
- Bedroom Two
13' 1" x 8' 10" (3.99m x 2.69m)
- Bedroom Three
10' 5" x 8' 9" (3.17m x 2.67m)
- Externally
- Garage
15' 11" x 8' 4" (4.85m x 2.54m)

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.