



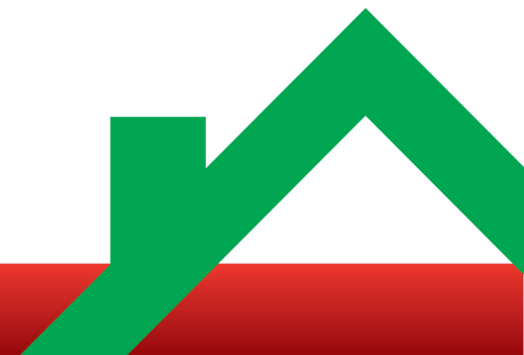
21 GROSVENOR ROAD Offers in Region Of £237,500 Freehold

RUGBY
WARWICKSHIRE
CV21 3LF



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this traditional three bedroom mid terraced property which has a cellar and is within walking distance of Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and benefits from 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.

In brief, the accommodation comprises of an entrance hall with original tiled flooring and stairs rising to the first floor landing. The lounge has a bay window and wall mounted electric fire and the separate dining room has a tiled fireplace. The fitted kitchen has a built in oven and hob with space and plumbing for further appliances and doors to the rear garden and cellar. A hallway to the cellar gives access to cellar space in the basement of the property. The modern fully tiled family bathroom is located on the ground floor and is fitted with a three piece white suite to include a L-shaped bath with shower and screen over; vanity unit with inset wash hand basin and low level w.c.

To the first floor, the landing has a useful storage cupboard and doors off the the first floor accommodation. Bedrooms one and two both have period open fireplaces and there is a further well proportioned bedroom. As often with traditional terraced properties, the bedrooms benefit from high ceilings giving an excellent sense of space.

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

Externally, to the front is a fore garden enclosed by a low level brick wall with communal access to the rear of the property. To the immediate rear, there is a low maintenance courtyard and separate garden which is predominantly laid to lawn with decorative stoned areas and mature shrubs. The courtyard and garden areas are separated via an access route shared with neighbouring properties.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 107 m² (1151 ft²).

AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £1100 pcm approx.

What3Words: ///hangs.maps.trail

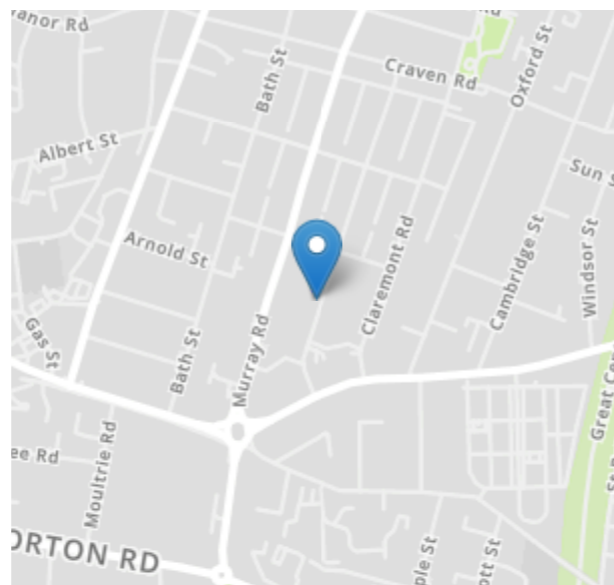
MORTGAGE & LEGAL ADVICE

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**
- **Convenient for Rugby Town Centre and Railway Station**
- **Lounge and Separate Dining Room**
- **Kitchen with Oven and Hob**
- **Modern Ground Floor Family Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Low Maintenance Courtyard and Separate Garden**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

13' 2" x 2' 10" (4.01m x 0.86m)

Lounge

14' 2" into bay window x 11' 9" (4.32m into bay window x 3.58m)

Dining Room

12' 4" x 10' 8" (3.76m x 3.25m)

Kitchen

18' 2" x 7' 10" (5.54m x 2.39m)

Family Bathroom

7' 6" x 6' 11" (2.29m x 2.11m)

Cellar Hallway

16' 5" x 3' 0" (5.00m x 0.91m)

Cellar

16' 7" x 10' 9" (5.05m x 3.28m)

First Floor

Landing

12' 0" x 5' 3" (3.66m x 1.60m)

Bedroom One

15' 5" x 11' 10" (4.70m x 3.61m)

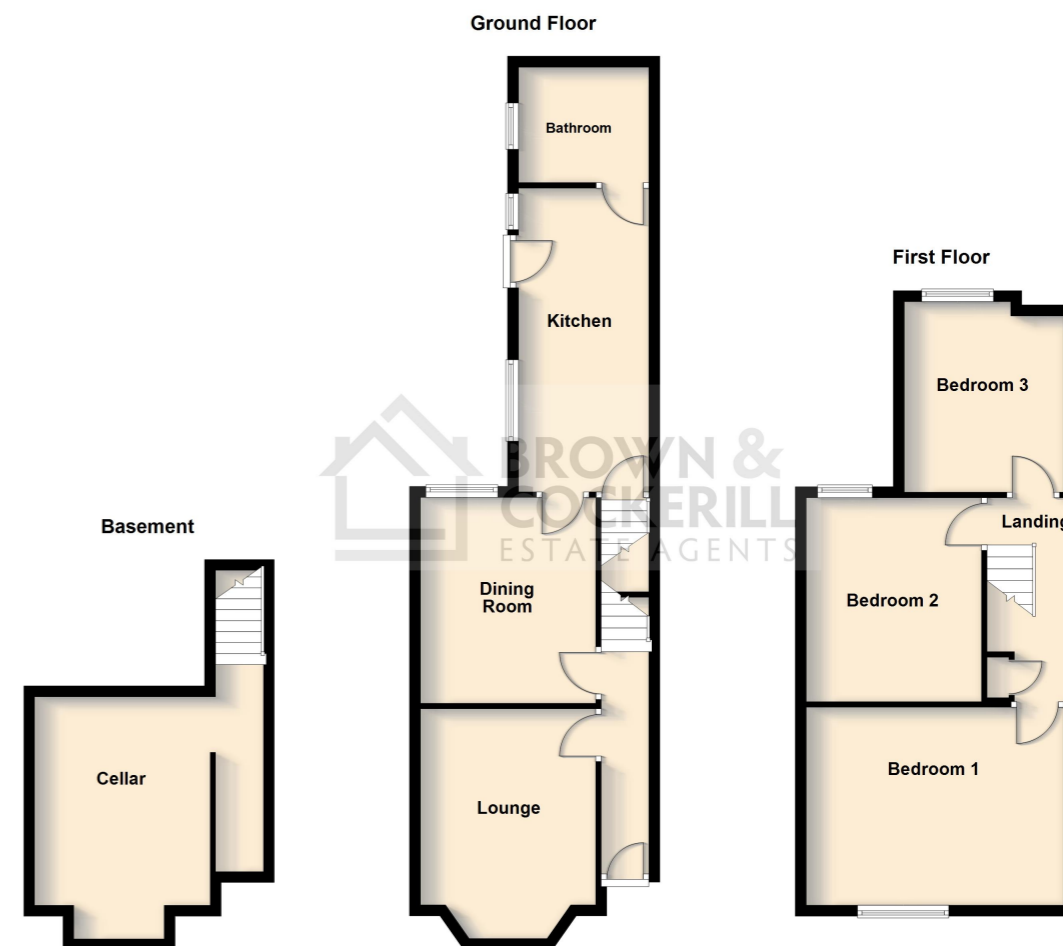
Bedroom Two

12' 10" x 10' 11" (3.91m x 3.33m)

Bedroom Three

11' 5" maximum x 9' 3" maximum (3.48m maximum x 2.82m maximum)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(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.