



20 WOOD STREET

RUGBY
WARWICKSHIRE
CV21 2NS

£190,000 Freehold



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DESCRIPTION

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

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets, numerous restaurants/cafes, takeaway outlets, 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 porch giving access to the entrance hall with stairs rising to the first floor landing. There is a lounge and separate dining room with a feature fireplace and open fire and a useful under stairs storage cupboard 6' 11" x 2' 8" (2.11m x 0.81m). The kitchen has a built in oven and hob with extractor over. The inner lobby has access to the rear garden and ground floor cloakroom/w.c. which is fitted with a low level w.c. and wall mounted wash hand basin.

To the first floor, the landing has doors off to three well proportioned bedrooms and a fully tiled family bathroom fitted with a three piece suite to include a panelled bath, low level w.c. and pedestal wash hand basin.

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

Externally, there is a fore garden enclosed by a low level brick wall. The enclosed rear garden is predominantly laid to lawn with a paved patio area to the immediate rear, further patio area at the far end of the garden and timber pedestrian gate.

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

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

AGENTS NOTES

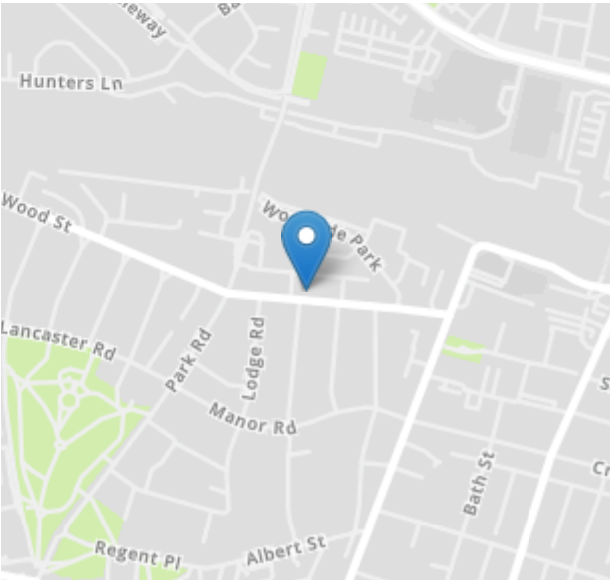
Council Tax Band 'A'
Estimated Rental Value: £950 pcm approx.
What3Words: ///frames.shapes.snap

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
- Walking Distance of Rugby Town Centre and Railway Station
- Lounge and Separate Dining Room with Feature Fireplace and Open Fire
- Fitted Kitchen with Oven and Hob
- Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Three Piece Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Fore Garden and Enclosed 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+)	63	77
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

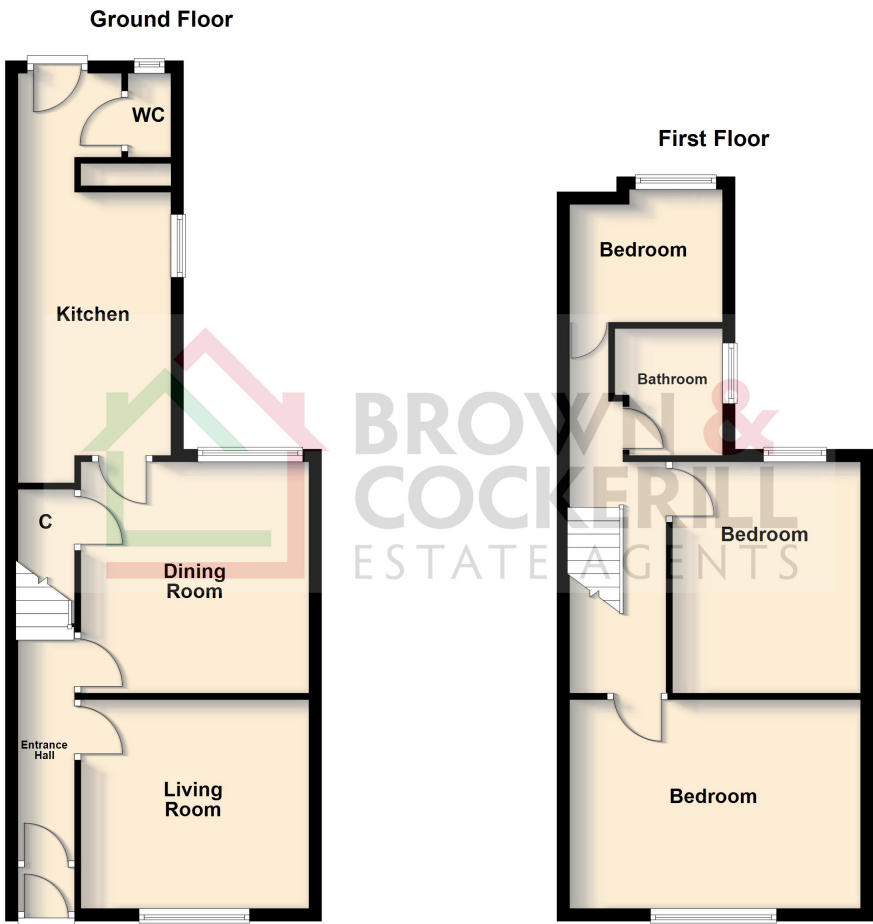
Ground Floor

Entrance Porch
2' 11" x 2' 10" (0.89m x 0.86m)
Entrance Hall
11' 0" x 2' 11" (3.35m x 0.89m)
Lounge
11' 11" x 10' 11" (3.63m x 3.33m)
Dining Room
12' 1" x 12' 0" (3.68m x 3.66m)
Kitchen
13' 9" x 8' 0" (4.19m x 2.44m)
Inner Lobby
5' 5" x 4' 5" (1.65m x 1.35m)
Ground Floor Cloakroom/W.C.
4' 5" x 2' 11" (1.35m x 0.89m)

First Floor

Landing
19' 11" maximum x 5' 0" maximum (6.07m maximum x 1.52m maximum)
Bedroom One
15' 4" x 10' 11" (4.67m x 3.33m)
Bedroom Two
12' 1" x 9' 10" (3.68m x 3.00m)
Bedroom Three
8' 0" x 6' 11" (2.44m x 2.11m)
Family Bathroom
6' 8" maximum x 6' 2" maximum (2.03m maximum x 1.88m maximum)

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.