



111 CLIFTON ROAD

£375,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3QH



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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this three bedroom semi-detached Victorian townhouse conveniently located for access to Rugby town centre and Rugby Railway Station which operates a mainline intercity service to London Euston in just 50 minutes, making this ideal for commuters.

The property also offers convenient commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and bars. There is also excellent schooling for all ages.

In brief, the accommodation comprises of an entrance hall, lounge with feature fireplace, dining room, breakfast room, fitted kitchen and a cellar.

To the first floor there are three well proportioned bedrooms, a family bathroom and a separate W.C.

The property benefits from gas fired central heating to radiators via a recently installed combination boiler and Upvc double glazing

Externally, the property occupies a corner plot with well tended gardens to the front, side and rear. There is vehicular access to a detached oversized single garage which can be accessed via a private service lane to the rear.

The property is being offered for sale with no onward chain and early viewing is considered essential.

Gross internal area: to be confirmed

AGENTS NOTES

Local Authority: Rugby Borough Council

Council Tax Band: 'D'

All Mains services are connected

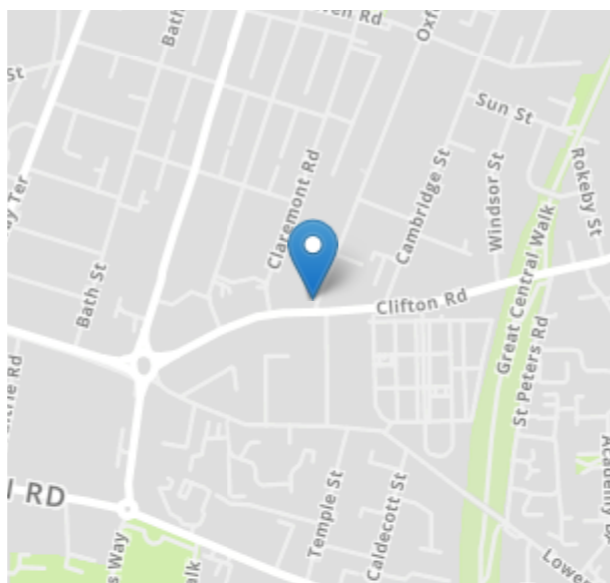
MORTGAGE & LEGAL ADVICE

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 Victorian Three Bedroom Semi-Detached Town House**
- **Lounge & Dining Room with Feature Fireplaces**
- **Fitted Kitchen, Breakfast Room, Cellar**
- **Three Well Proportioned Bedrooms, Family Bathroom, W.C.**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Well Tended Gardens, Detached Garage to the Rear**
- **No Onward Chain, Early Viewing is Advised**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

26' 3" x 3' 8" (8.00m x 1.12m)

Lounge

14' 8" into bay x 12' 2" (4.47m into bay x 3.71m)

Dining Room

10' 10" x 10' 9" (3.30m x 3.28m)

Breakfast Room

9' 5" x 9' 4" (2.87m x 2.84m)

Kitchen

9' 4" x 7' 10" (2.84m x 2.39m)

First Floor

Bedroom One

16' 5" x 12' 4" (5.00m x 3.76m)

Bedroom Two

11' 10" x 10' 7" (3.61m x 3.23m)

Bedroom Three

7' 11" x 9' 4" (2.41m x 2.84m)

Bathroom

9' 6" x 6' 5" (2.90m x 1.96m)

W.C.

3' 9" x 3' 3" (1.14m x 0.99m)

Externally

Garage

18' 8" x 9' 8" (5.69m x 2.95m)

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.