



2 bed maisonette to buy in CV22

Cornwallis Road, Rugby, Warwickshire,
CV22 7HN

£85,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ FIRST FLOOR MAISONETTE
- ✓ SPACIOUS LOUNGE
- ✓ DOUBLE GLAZED WINDOWS AND GAS CENTRALLY HEATED
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Two bedroom first floor maisonette located in the popular residential area of Bilton benefiting from gas central heating and double glazing. The accommodation briefly comprises: entrance hall, lounge, fitted kitchen with built in oven and hob, two well proportioned bedrooms and bathroom with shower over the bath. There is a shared rear garden area and single garage located close to the property. This property would make a superb first time home or investment opportunity. The property is currently let with the tenants paying £760pcm.

Entrance - Hardwood front door leading to hall with stairs rising to the first floor.

Lounge - 4.66m x 3.11m (15'3" x 10'2") - Double glazed windows, gas central heating radiator and carpeted.

Kitchen - 3.30 x 2.12 (10'9" x 6'11") - Double glazed window and a range of matching wall and base units incorporating one-and-a-half bowl single drainer sink unit, built-in 'Belling' electric hob and oven with extractor hood, storage cupboard housing Glow Worm boiler and vinyl flooring.

Landing - Double glazed window, radiator, loft hatch, storage cupboard and carpeted.

Bedroom One - 2.81 x 3.14 (9'2" x 10'3") - Double glazed window, radiator and carpeted.

Bedroom Two - 2.10 x 3.06 (6'10" x 10'0") - Double glazed window, radiator and carpeted.

Bathroom - 1.74 x 2.17 (5'8" x 7'1") - Double glazed window, three piece bathroom suite including panelled bath with electric Triton shower over, pedestal wash hand basin, low flush w. c., heated towel rail and tiled floor.

Garage - Located to the rear of the building. Garden - Small section of garden to the rear which is mainly lawned. Tenure - Leasehold - The agent has been informed that the property is offered leasehold with 45 years remaining on the lease. There is no service charge and a 'peppercorn rent' for the ground rent, however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings - Viewings are strictly via the agent Archer Bassett.

Council Tax Band: A

Tenure: Leasehold

Annual Ground Rent Amount: £30.00

Price: Starting Bid £85,000

Property Type: Maisonette

Parking: Garage, On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

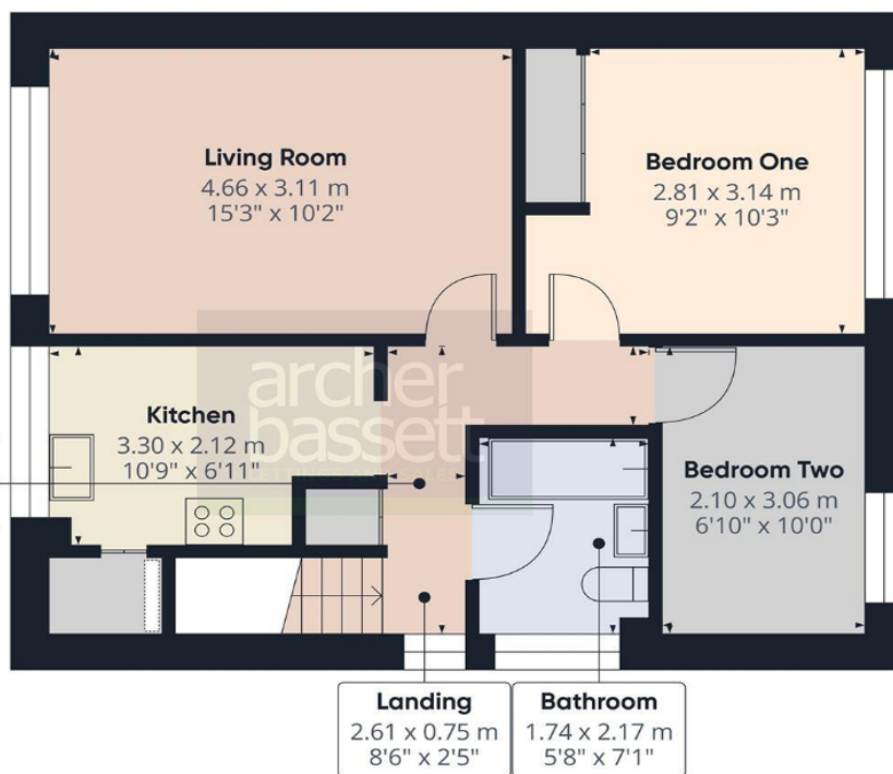
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Approximate total area⁽¹⁾
46.9 m²
506 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 2

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Cornwallis Road, Rugby, Warwickshire, CV22 7HN

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

