



## 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

## 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

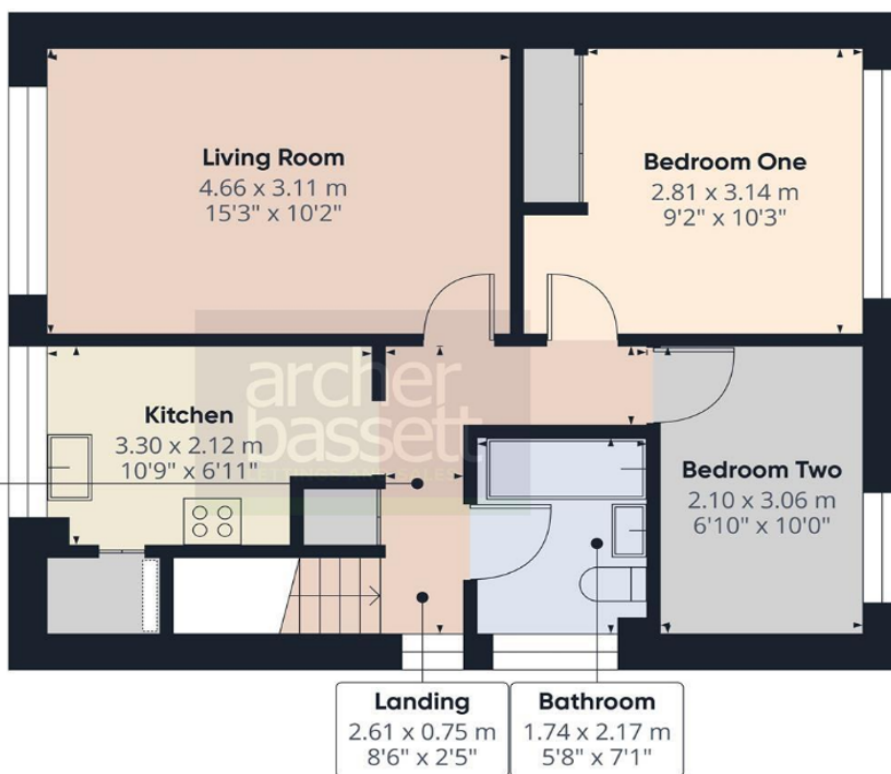
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Approximate total area<sup>®</sup>  
46.9 m<sup>2</sup>  
506 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standards. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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