



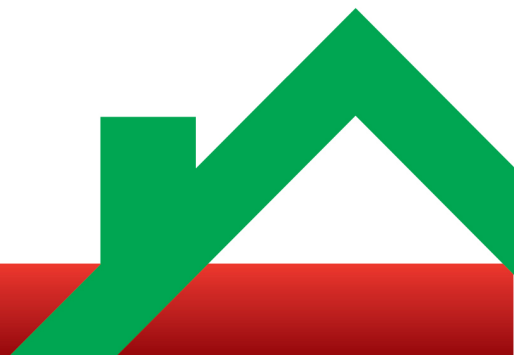
41 COLLINGWOOD AVENUE Offers Over £295,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7EX



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this fully renovated three/four bedroom semi detached dormer bungalow situated in the popular residential are of Bilton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and bus routes to Rugby town centre.

There is convenient commuter access to the M1/M6/A5 and A14 road and motorway networks and Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with a useful storage cupboard and has stairs rising to the first floor landing. The lounge has sliding patio doors giving direct access to the rear garden. The refitted kitchen has a four ring Lamona hob with oven below and extractor over, a range of integrated appliances to include a fridge/freezer and automatic washing machine and ceiling spotlights. Bedroom three has a useful storage cupboard and there is a further reception room/bedroom four. The family bathroom is part tiled and is fitted with a three piece white suite to include a panelled bath with shower over, pedestal wash hand basin, low level w.c., heated towel rail and extractor fan.

To the first floor, the master bedroom has a dressing area and an en-suite bathroom with a Velux window and is fitted with a small panelled bath with shower attachment, low level w.c. and wash hand basin. Bedroom two has a Velux window with a door to storage/wardrobe space with access to eaves storage space where the Worcester gas fired central heating boiler is located.

The property benefits from gas fired central heating to radiators and is Upvc double glazed throughout.

Externally, to the front is a lawned fore garden with a tarmacadam driveway providing off road parking and has gated access to the side of the property and garage. The garage has an up and over door and benefits from power and lighting connected. The enclosed rear garden has a patio area to the immediate rear with steps giving access to lawn and paved seating area.

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

Gross Internal Area: approx. 98 m² (1054 ft²).

AGENTS NOTES

Council Tax Band: TBA.
Estimated Rental Value: £1500 pcm approx.
What3Words: ///adding.hurt.rice

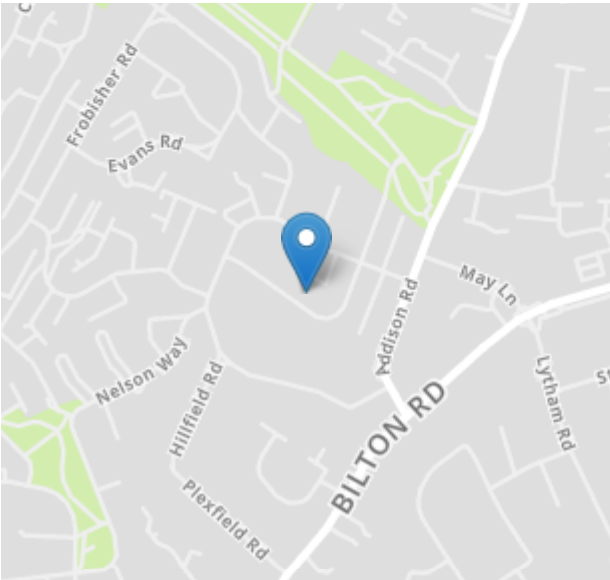
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

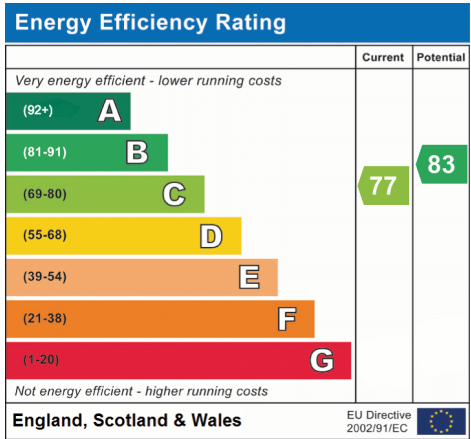
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Fully Refurbished Three/Four Bedroom Semi Detached Dormer Bungalow**
- **Popular Residential Location**
- **Lounge with Sliding Patio Doors to Rear Garden**
- **Refitted Kitchen with Oven, Hob and Integrated Appliances**
- **Ground Floor Family Bathroom and En-Suite Bathroom to Master Bedroom with Dressing Area**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

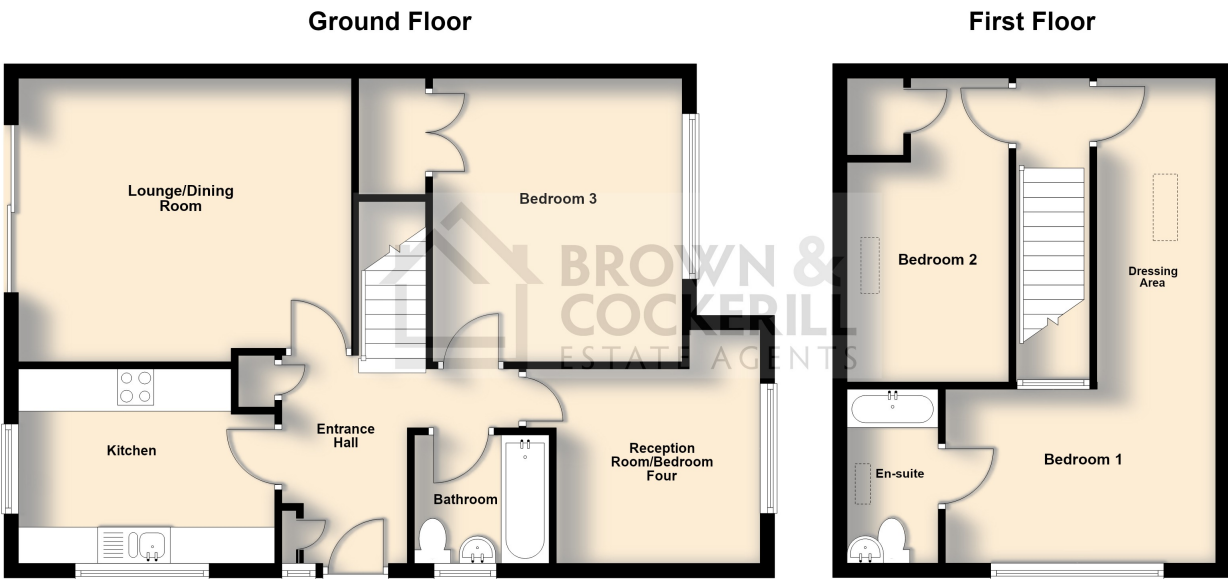
Ground Floor

Entrance Hall
10' 2" maximum x 8' 10" (3.10m maximum x 2.69m)
Lounge/Dining Room
15' 1" x 12' 5" (4.60m x 3.78m)
Kitchen
11' 6" x 7' 10" (3.51m x 2.39m)
Bedroom Three
11' 8" x 11' 3" (3.56m x 3.43m)
Reception Room/Bedroom Four
10' 8" maximum x 9' 2" (3.25m maximum x 2.79m)
Family Bathroom
6' 1" x 5' 4" (1.85m x 1.63m)

First Floor

Bedroom One (including Dressing Area)
20' 7" maximum x 12' 2" maximum (6.27m maximum x 3.71m maximum)
Dressing Area: 10' 9" x 5' 4" (3.28m x 1.63m)
En-Suite Bathroom
7' 9" x 4' 0" (2.36m x 1.22m)
Bedroom Two
10' 10" x 10' 3" (3.30m x 3.12m)
Externally
Garage
16' 9" x 8' 2" (5.11m x 2.49m)

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.