







BROWN & COCKERILL
ESTATE AGENTS






38 AMBLESIDE

BROWNSOVER
RUGBY
WARWICKSHIRE
CV21 1QP

£269,950 Freehold

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented three bedroom semi detached property situated on a corner plot in a popular residential location to the north of Rugby town centre. The property is of wood and brick construction with a tiled roof and recently replaced guttering and facias.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarket, medical centre, excellent local schooling and extensive shopping facilities at the nearby Elliott's Field and Junction One retail parks.

There are excellent commuter and transport links to the surrounding M1/M6/A5 and A45 Midland road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under one hour.

The accommodation is set over two floors and in brief comprises of an entrance hall with stairs rising to the first floor landing, lounge, kitchen breakfast room with patio doors through to the conservatory. The conservatory has tiled flooring and French doors opening onto the rear garden.

To the first floor there are two well proportioned bedrooms with the master bedroom having built in wardrobes, a further single bedroom and a family bathroom fitted with a modern three piece white suite with a shower over the bath, low level w.c. and vanity unit with wash hand basin. The bathroom has a heated towel rail, part tiled walls and a tiled floor.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

Externally, to the front of the property is a lawned fore garden wrapping around to the side with off road parking and a single garage. The garage is brick built with an up and over door and has power and lighting connected. The enclosed rear garden is predominantly laid to lawn with a paved patio area ideal for al-fresco dining and entertaining, flowering and shrub borders and an ornamental pond. There are external power connections and a further patio area and pedestrian gate giving access to the side.

Early viewing is considered essential to appreciate the property on offer.

Gross Internal Area: approx. 61 m² (656 ft²).

AGENTS NOTES

Council Tax Band 'B'
Estimated Rental Value: £1300 pcm approx.
What3Words: ///view.achieving.credit

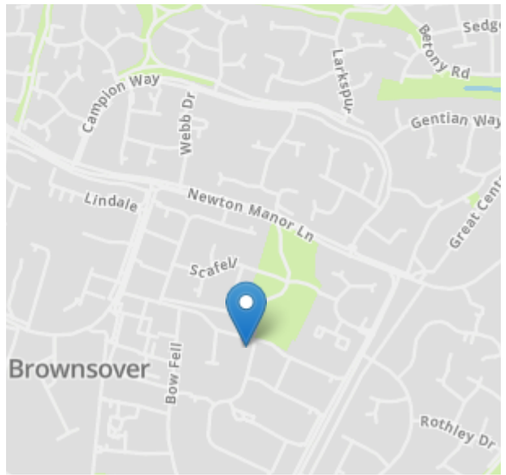
MORTGAGE & LEGAL ADVICE

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

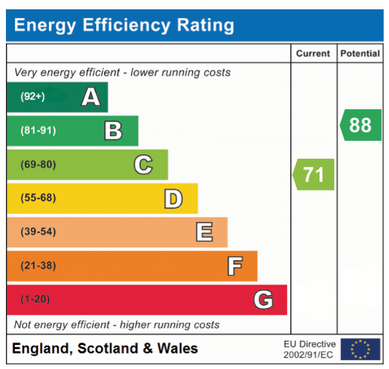
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Well Presented Three Bedroom Semi Detached Property**
- **Situated on a Corner Plot in a Popular Residential Location**
- **Lounge and Kitchen Breakfast Room**
- **Conservatory with Doors to Rear Garden**
- **First Floor Family Bathroom with Modern Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Good Sized and Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Considered Essential**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall
Lounge
14' 6" x 10' 4" (4.42m x 3.15m)
Kitchen/Breakfast Room
13' 9" x 8' 10" (4.19m x 2.69m)
Conservatory
13' 7" x 7' 6" (4.14m x 2.29m)

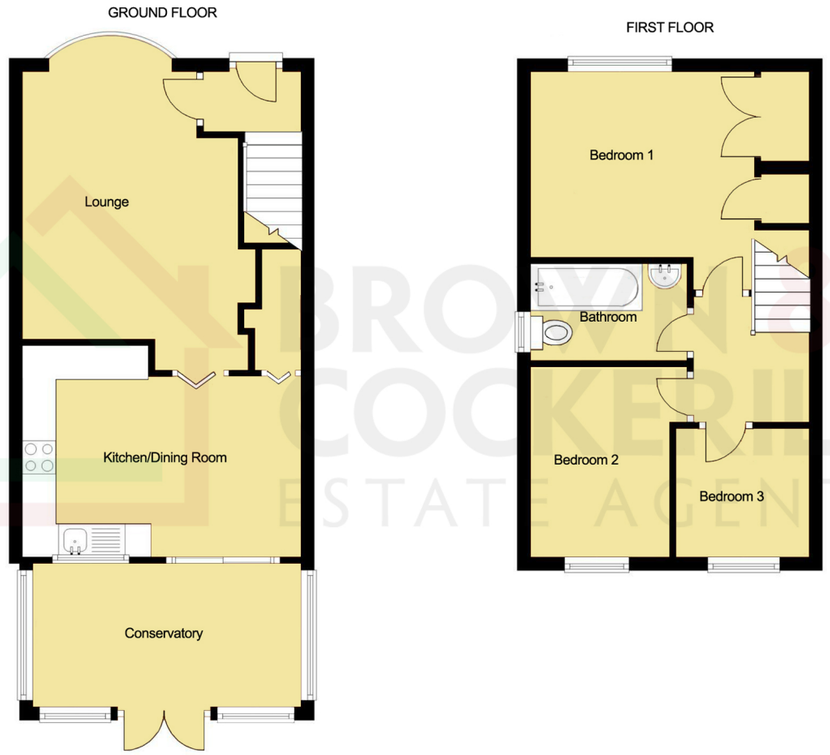
First Floor

Bedroom One
10' 7" x 9' 1" (3.23m x 2.77m)
Bedroom Two
9' 5" x 6' 7" (2.87m x 2.01m)
Bedroom Three
7' 0" x 6' 7" (2.13m x 2.01m)
Family Bathroom
7' 7" x 4' 8" (2.31m x 1.42m)

Externally

Garage
16' 7" x 8' 11" (5.05m x 2.72m)

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 vendorâ€™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.