







BROWN & COCKERILL
ESTATE AGENTS






184 MONTAGUE ROAD

WOODLANDS ESTATE
RUGBY
WARWICKSHIRE
CV22 6LG

£210,000 Freehold

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached dormer bungalow situated on the popular Woodlands Estate, Rugby. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, post office, public house and bus routes to all areas. Sainsbury's superstore is a short walk away.

There is easy commuter access to the M1/M6/M45 and A45 road and motorway networks and Rugby railway station operates 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 porch giving access to the entrance hall, with a useful storage cupboard housing the gas fired central heating boiler and fuse box. There are doors off to a fitted kitchen with a built in double oven and hob with extractor over and the lounge has a feature fireplace with inset gas fire and bow window. Off the lounge, is an inner hallway giving access to the ground floor utility/w.c. which is fitted with a vanity unit with inset wash hand basin and low level w.c. Bedroom two has built in wardrobe space, the dining room has stairs rising to the first floor landing and there is a conservatory with sliding doors giving direct access to the rear garden.

To the first floor, the landing has doors off to the master bedroom with built in wardrobe space with eaves storage to the rear. The fully tiled family bathroom is fitted with a three piece white suite to include a corner bath with shower over, pedestal wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators and has Upvc double glazing throughout.

Externally, to the front is a block paved driveway providing off road parking for two to three vehicles with metal gates and has pedestrian access into the rear garden. The rear garden is predominantly laid to lawn with a patio area to the immediate rear and there are two useful timber garden sheds.

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

Gross Internal Area: approx. 84 m² (904 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///limes.rips.intend

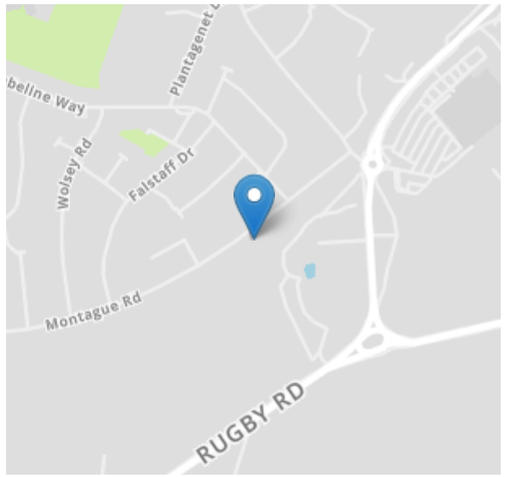
MORTGAGE & LEGAL ADVICE

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

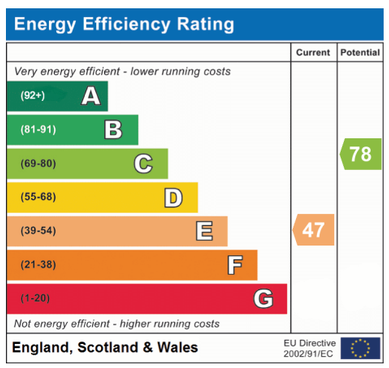
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Two Bedroom Semi Detached Dormer Bungalow in Popular Residential Location**
- **Lounge with Feature Fireplace and Separate Dining Room**
- **Fitted Kitchen with Double Oven and Hob, Conservatory**
- **Ground Floor Utility/W.C.**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Porch
4' 0" x 3' 0" (1.22m x 0.91m)
Entrance Hall
4' 11" x 4' 6" (1.50m x 1.37m)
Kitchen
11' 1" x 7' 7" (3.38m x 2.31m)
Lounge
18' 3" x 10' 2" (5.56m x 3.10m)
Inner Hallway
6' 5" x 3' 0" (1.96m x 0.91m)
Utility/W.C.
5' 5" x 5' 4" (1.65m x 1.63m)

Bedroom Two
14' 10" x 8' 11" (4.52m x 2.72m)
Dining Room
11' 5" x 9' 0" (3.48m x 2.74m)
Conservatory
15' 7" x 8' 4" (4.75m x 2.54m)

First Floor

Landing
6' 0" x 2' 6" (1.83m x 0.76m)
Bedroom One
16' 5" x 11' 10" (5.00m x 3.61m)
Family Bathroom
7' 11" x 6' 1" (2.41m x 1.85m)

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.