







BROWN & COCKERILL
ESTATE AGENTS







3 IVY CLOSE

BILTON
RUGBY
WARWICKSHIRE
CV22 7YS

Offers Over £250,000 Freehold

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom three storey townhouse located in the popular residential area of Bilton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The property is within walking distance of all local village amenities to include shops, stores, post office, supermarket, butcher's, hairdressers, two public houses and churches of several denominations.

There are bus routes to Rugby town centre and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the Midland motorway and road networks.

In brief, the accommodation comprises of an entrance hall with stairs rising to the first floor landing with a door off to the open plan living room/kitchen where there is a door giving access to the ground floor cloakroom/w.c. which is fitted with a wash hand basin and low level w.c. To the living room area, there are French doors giving direct access to the rear garden and the kitchen area is fitted with an electric oven with gas hob and extractor over, integrated dishwasher and fridge/freezer.

To the first floor, the landing has useful storage space, door to the stairs rising to the second floor and further doors off to two well-proportioned bedrooms with bedroom two having built in wardrobe space. The bedrooms are serviced by the fully tiled family bathroom which is fitted with a three piece white suite to include a panelled bath with shower and screen over, wash hand basin and low level w.c.

To the second floor, the master bedroom has eaves storage, access to further loft space, Velux window to the rear elevation and houses the gas fired central heating boiler. The master bedroom benefits from an en-suite shower room fitted with a double shower enclosure, pedestal wash hand basin, low level w.c. and has a Velux window.

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

Externally, there is a fore garden with block paved pathway leading to the front entrance door and there is off road parking for two vehicles to the rear of the property. The west facing rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a slabbed patio area to the immediate rear and pedestrian gate giving access to the off road parking area.

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

Gross Internal Area: approx. 82 m² (882 ft²).

AGENTS NOTES

Council Tax Band 'D'.
Estimated Rental Value: £1250 pcm approx.
What3Words: ///single.dance.whites

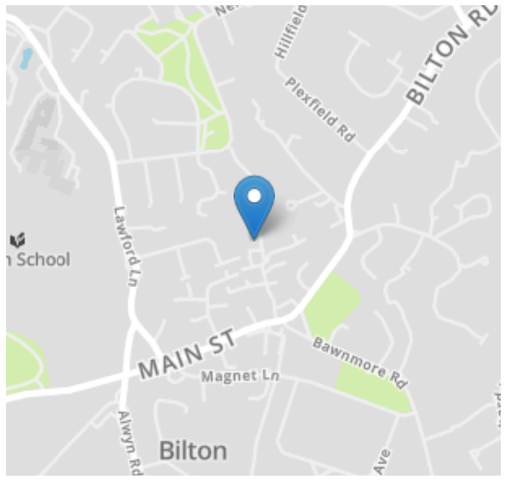
MORTGAGE & LEGAL ADVICE

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

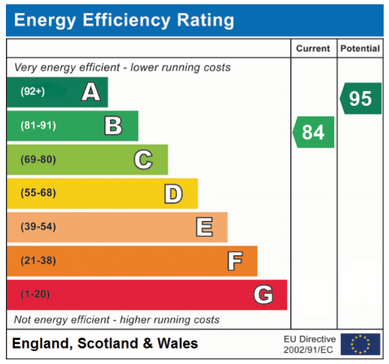
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Three Bedroom Three Storey Townhouse in Popular Residential Location**
- **Open Plan Living Room/Kitchen with Integrated Appliances and French Doors to Rear Garden**
- **Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom Fitted with Modern Three Piece White Suite**
- **Master Bedroom with En-Suite Shower Room**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended to Avoid Disappointment, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

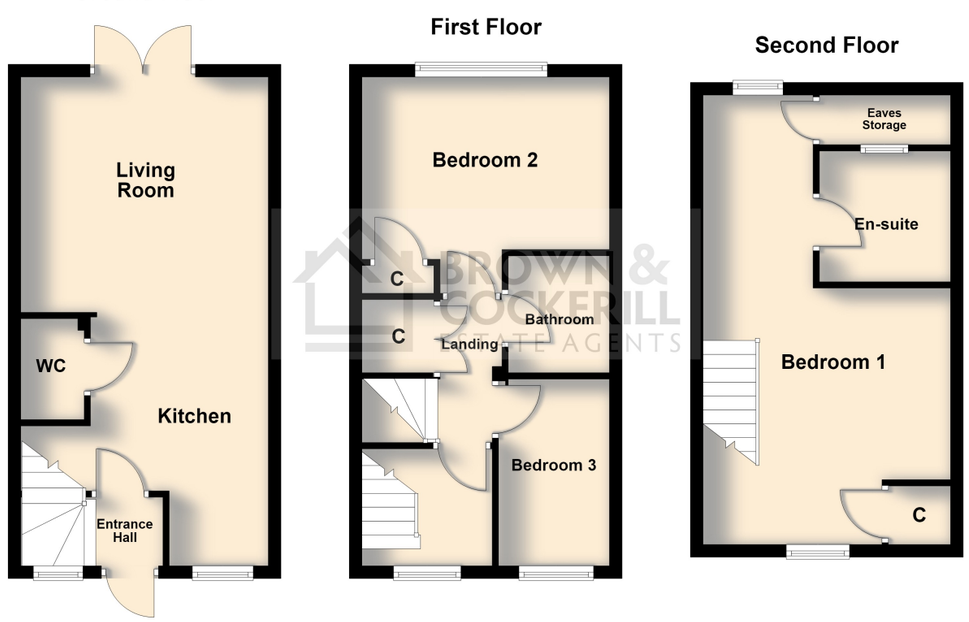
Entrance Hall
7' 4" x 3' 7" (2.24m x 1.09m)
Open Plan Living Room/Kitchen
Lounge Area: 12' 10" x 12' 10" (3.91m x 3.91m)
Kitchen Area: 12' 2" x 9' 3" (3.71m x 2.82m)
Ground Floor Cloakroom/W.C.
5' 3" x 3' 3" (1.60m x 0.99m)
First Floor

Landing
7' 3" x 3' 3" (2.21m x 0.99m)

Bedroom Two
12' 10" x 9' 5" (3.91m x 2.87m)
Bedroom Three
9' 8" x 5' 9" (2.95m x 1.75m) 9
Family Bathroom
6' 1" x 5' 9" (1.85m x 1.75m)
Second Floor

Bedroom One
23' 3" x 12' 10" (7.09m x 3.91m) 23
En-Suite Shower Room
6' 9" x 6' 9" (2.06m x 2.06m)

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.