



20 KENNEDY DRIVE

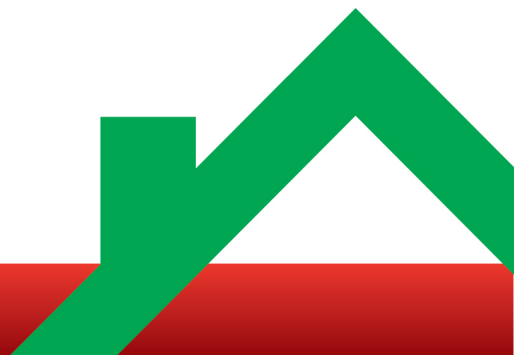
£210,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7SP



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached property 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.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, bus routes to Rugby town centre and there is excellent schooling for all ages.

Convenient commuter access is available to the surrounding M45/M1/A45 and A46 road and motorway networks. Rugby railway station operates a 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, lounge/dining room with feature fireplace and has stairs rising to the first floor landing with a useful under stairs storage cupboard and there is a fitted kitchen. The kitchen has a four ring gas hob with oven beneath and extractor over; integrated fridge and dishwasher; space for further appliances, wall mounted gas fired central heating boiler and has a pedestrian door giving direct access to the rear garden.

To the first floor, the landing has doors off to two well-proportioned bedrooms with bedroom two having a cupboard housing the hot water tank. The part tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower over; low level w.c., vanity unit with inset wash hand basin and has tiled flooring.

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

Externally, to the front there is a shared driveway giving access to a private driveway which provides off road parking for two vehicles and leads to the garage. The garage benefits from having power connected, has space and plumbing for a washing machine and a pedestrian door into the rear garden. The enclosed rear garden has a paved patio area to the immediate rear with steps up to the lawn.

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

Gross Internal Area: approx. 55 m² (592 ft²).

AGENTS NOTES

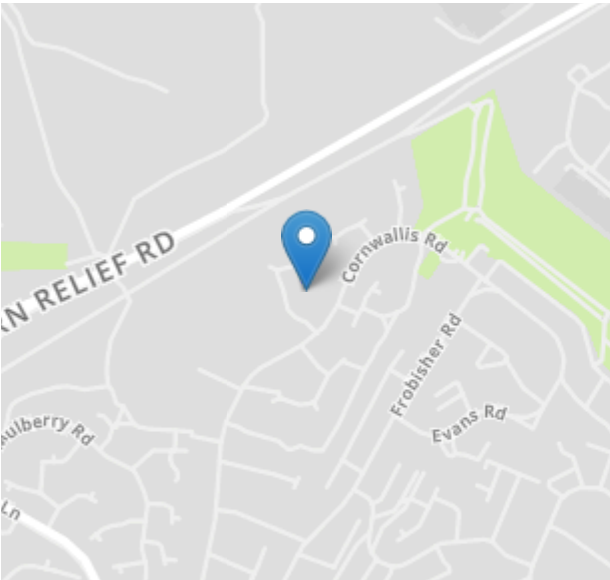
Council Tax Band 'B'.
Estimated Rental Value: £1000 pcm approx.
What3Words: ///leaflet.countries.slack

MORTGAGE & LEGAL ADVICE

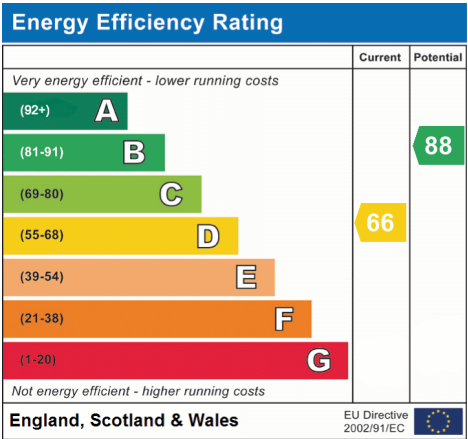
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Two Bedroom Semi Detached Property
- Popular Residential Location
- Lounge/Dining Room with Feature Fireplace and Stairs to First Floor
- Kitchen with Oven, Hob and Integrated Appliances
- First Floor Family Bathroom with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Off Road Parking, Garage and Enclosed Rear Garden
- Early Viewing is Highly Recommended, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE



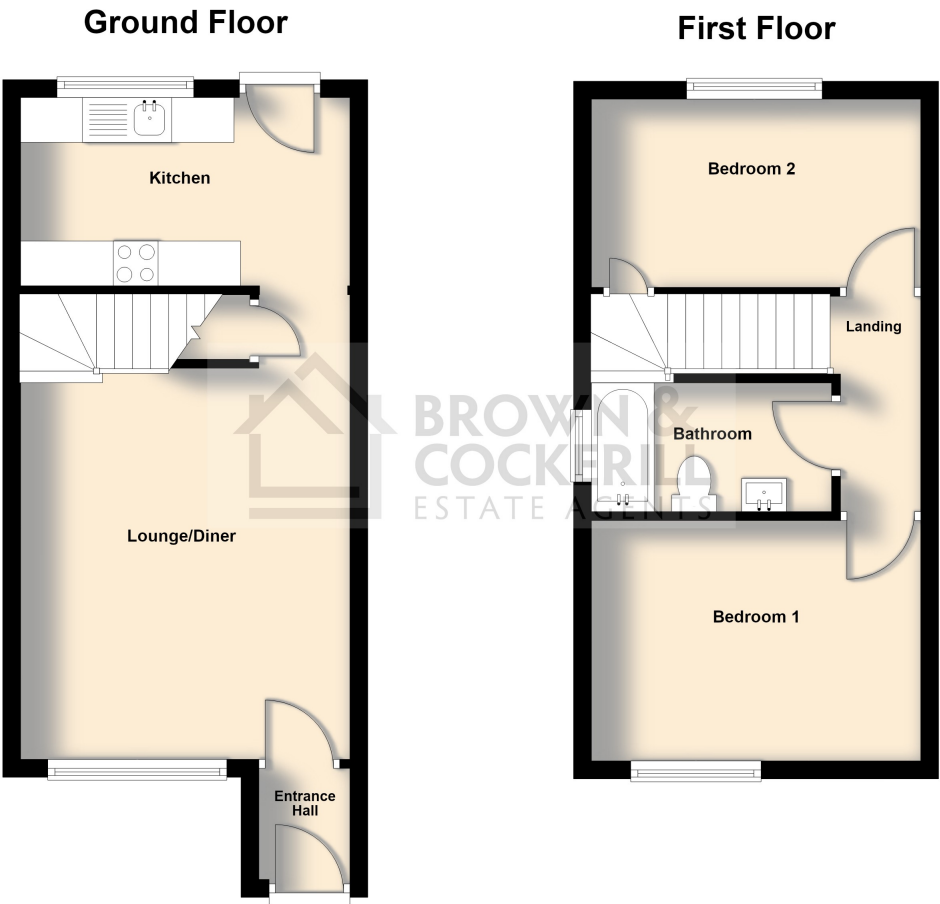
ROOM DIMENSIONS

Ground Floor

- Entrance Hall
4' 1" x 3' 4" (1.24m x 1.02m)
- Lounge/Dining Room
17' 0" maximum x 12' 1" (5.18m maximum x 3.68m)
- Kitchen
12' 1" x 6' 11" (3.68m x 2.11m)
- First Floor
- Landing
6' 10" x 2' 6" (2.08m x 0.76m)

- Bedroom One
12' 2" x 9' 11" maximum (3.71m x 3.02m maximum)
- Bedroom Two
12' 1" x 7' 0" (3.68m x 2.13m)
- Family Bathroom
8' 10" x 4' 9" (2.69m x 1.45m)
- Externally
- Garage
15' 11" x 8' 4" (4.85m x 2.54m)

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.