







BROWN & COCKERILL ESTATE AGENTS







24 RYDAL CLOSE

BROWNSOVER
RUGBY
WARWICKSHIRE
CV21 1JP

Offers Over £250,000 Freehold

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom detached bungalow located in the popular residential area of Brownsover, to the north of Rugby town centre. 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, 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 operates a mainline intercity service to Birmingham New Street and London Euston in under one hour.

The accommodation is set over the ground floor and in brief, comprises of an L-shaped entrance hall with a storage cupboard that is accessed via a side entrance door. The lounge has a feature fireplace with inset fire and leads onto the kitchen which has space and plumbing for appliances and door opening onto the side driveway. The family shower room is fully tiled, has a heated towel rail and useful airing cupboard. It is fitted with a four piece white suite to include a shower enclosure, wash hand basin, bidet and low level w.c. There are two well proportioned bedrooms.

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

Externally to the front of the property is a lawned area and tarmacadam driveway providing ample off road parking and leading to the detached garage with an up-and-over door. The door steps on the driveway are removeable for better access. The enclosed rear garden is of low maintenance and is predominantly a slabbed patio area with shrubs, plants and trees to the borders.

Early viewing is highly recommended to avoid disappointment,

Gross Internal Area: approx. 57 m² (613 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///press.events.amount

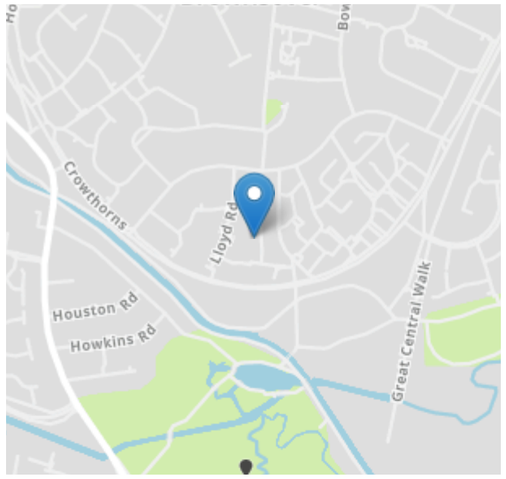
MORTGAGE & LEGAL ADVICE

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

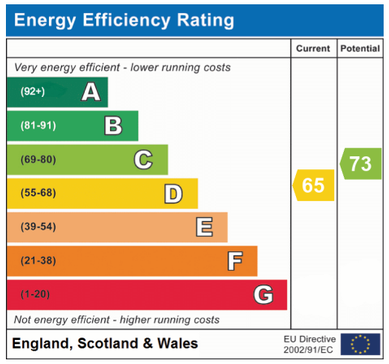
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Two Bedroom Detached Bungalow**
- **Popular Residential Location**
- **Fully Tiled Shower Room with Four Piece White Suite**
- **Lounge/Dining Room with Feature Fireplace and Inset Fire**
- **Two Well Proportioned Bedrooms**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Low Maintenance Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE



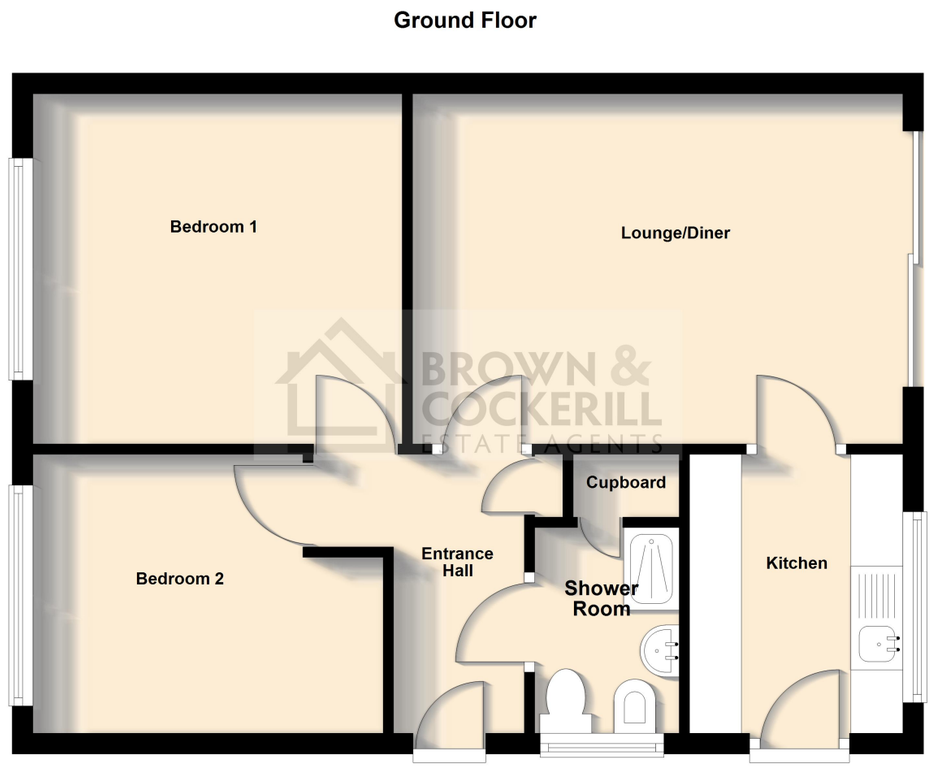
ROOM DIMENSIONS

Ground Floor

L-Shaped Entrance Hall
8' 10" maximum x 5' 6" maximum (2.69m maximum x 1.68m maximum)
Family Shower Room
7' 3" x 5' 4" (2.21m x 1.63m)
Bedroom One
11' 10" x 11' 9" (3.61m x 3.58m)
Bedroom Two
8' 10" x 8' 9" (2.69m x 2.67m)
Lounge/Dining Room
17' 6" x 11' 10" (5.33m x 3.61m)
Kitchen
8' 10" x 6' 9" (2.69m x 2.06m)
Externally

Garage

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.