



48 Sywell Leys

Hillside
Rugby
Warwickshire
CV22 5SD

Guide Price £195,000 Freehold



- A Two Bedroom End of Terraced Property
- Quiet Cul-de-Sac in Popular Residential Location
- Lounge and Kitchen/Breakfast Room
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Private Rear Garden
- Garage En-Bloc and Off Road Parking
- Early Viewing is Advised

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom end of terrace property situated in a quiet cul-de-sac in the popular residential area of Hillside, Rugby.

The property is ideally located for local amenities to include a parade of shops and stores, Sainsbury's supermarket and sought after schooling for all ages.

There are excellent transport links with regular bus services to all areas and convenient access to the Midland road and motorway networks. Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

In brief, the accommodation comprises of an entrance porch, lounge and kitchen/breakfast room.

To the first floor there are two well proportioned bedrooms and a family bathroom comprising of a three piece white suite.

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

Externally, to the front is a fore garden with space for off road parking. The rear garden is predominantly laid to lawn with a slabbed patio area and perennial and shrubs. Garage en-bloc to the side.

Early viewing is advised.

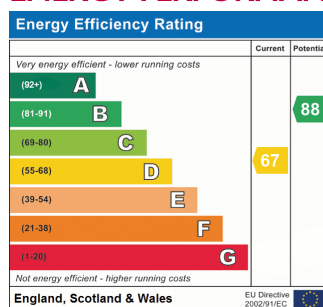
AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £950 pcm approx.
What3Words: ///dairy.behind.stump

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.

ENERGY PERFORMANCE CERTIFICATE



Ground Floor

ENTRANCE PORCH

5' 4" x 3' 2" (1.63m x 0.97m)

LOUNGE

13' 4" x 11' 1" (4.06m x 3.38m)

KITCHEN/BREAKFAST ROOM

13' 4" x 9' 0" (4.06m x 2.74m)

First Floor

BEDROOM ONE

13' 4" x 8' 1" (4.06m x 2.46m)

BEDROOM TWO

8' 9" x 7' 6" (2.67m x 2.29m)

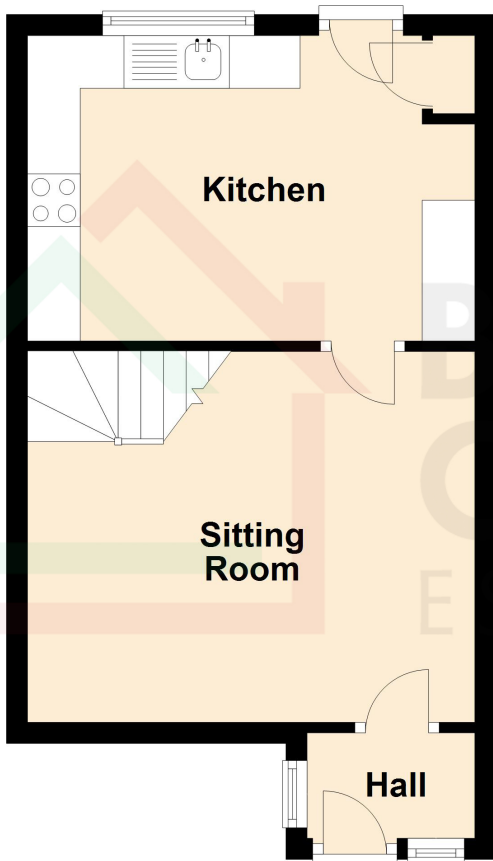
FAMILY BATHROOM

5' 9" x 4' 9" (1.75m x 1.45m)

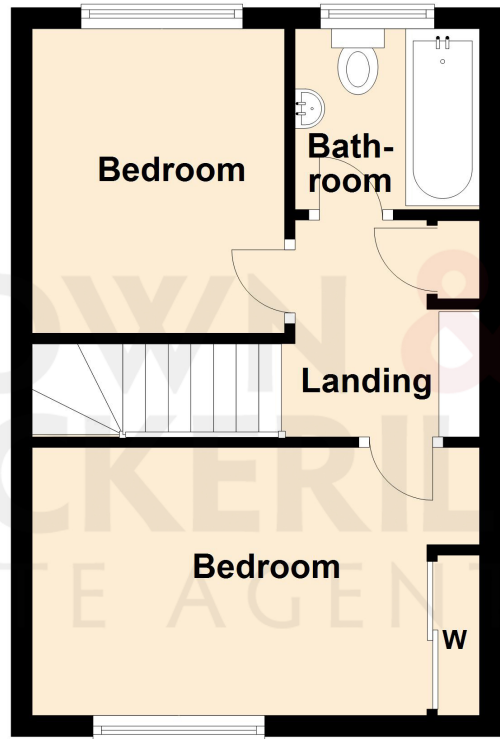
Externally

GARAGE EN-BLOC

Ground Floor



First Floor



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