



43 JULIET DRIVE

Guide Price £245,000 Freehold

WOODLANDS  
RUGBY  
WARWICKSHIRE  
CV22 6LY



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached bungalow situated on the popular residential estate of Woodlands, Rugby. The property is of standard brick built construction with a tiled roof.

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 convenient commuter access to the M1/M6/M45 and A45 road and motorway networks. Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the accommodation comprises of an entrance porch, entrance hall with a useful storage cupboard, fitted kitchen with a four ring induction hob with oven beneath and extractor over and benefits from integrated appliances to include an automatic washing machine and fridge. The kitchen has a storage cupboard and a further pantry style cupboard and has doors giving access to the side of the property and the rear garden. The lounge/dining room is accessed off the kitchen and an inner hallway leads to bedroom one which has a fitted cupboard (currently used as a wardrobe), bedroom two has double glazed sliding aluminium patio doors opening onto the rear garden and the fully tiled bathroom comprises of a bath with shower over, vanity unit with inset wash hand basin and low level w.c., heated towel rail and extractor fan.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, to the front of the property is a fore garden and off road parking for two vehicles with wooden gates giving access to the single garage. The garage has an up and over door with further pedestrian door and has the added benefit of power and lighting connected. The enclosed rear garden is predominantly laid to lawn with a paved patio area and has access to the garage.

Early viewing is advised to avoid disappointment.

Gross Internal Area: approx. 57 m<sup>2</sup> (613 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £950 pcm approx.

What3Words: ///charmingly.heavy.boat

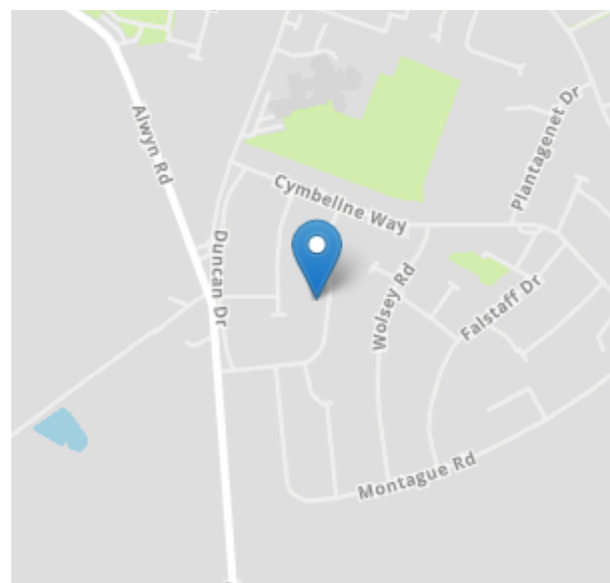
## MORTGAGE & LEGAL ADVICE

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 Bungalow
- Sought After Residential Location
- Lounge/Dining Room and Fitted Kitchen with Appliances
- Bathroom with Modern Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden with Paved Patio
- Off Road Parking and Single Garage
- Early Viewing is Advised



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Porch

5' 2" x 2' 7" (1.57m x 0.79m)

#### Entrance Hall

#### Kitchen

10' 1" x 7' 6" maximum (3.07m x 2.29m maximum)

#### Lounge/Dining Room

18' 0" x 10' 2" (5.49m x 3.10m)

#### Inner Hallway

### Bedroom One

15' 0" maximum x 8' 9" (4.57m maximum x 2.67m)

### Bedroom Two

11' 4" x 9' 0" (3.45m x 2.74m)

### Bathroom

6' 2" x 5' 4" (1.88m x 1.63m)

### Externally

### Garage

16' 1" x 8' 1" (4.90m x 2.46m)

## 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.