



14 COPPERFIELD CLOSE

Guide Price £249,950 Freehold

RUGBY
WARWICKSHIRE
CV21 1GA



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 modern and well presented three bedroom mid terraced family home built by Taylor Wimpey in 2015. The property is of standard brick built construction with a tiled roof.

Located just off Technology Drive, the property is ideally situated and within easy walking distance of Rugby College, the extensive range of shopping and recreational facilities on offer at Elliott's Field and Junction One retail parks and Tesco supermarket.

Rugby railway station is within walking distance and operates a regular mainline intercity service to both Birmingham New Street and London Euston in under an hour. The property is also conveniently located for commuter access to the surrounding M1/M6/A5/A45 and A426 road and motorway networks.

In brief, the accommodation comprises of an entrance hall, ground floor cloakroom/w.c., lounge/dining room with French doors opening onto the rear garden and a fitted kitchen/breakfast room with integrated oven and hob.

To the first floor, there are three well proportioned bedrooms and an en-suite shower room to the master bedroom. The separate family bathroom is fitted with a contemporary three piece white suite.

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

Externally, the rear garden is predominantly laid to lawn with a patio area to the immediate rear which provides an ideal al-fresco dining/entertaining space and the garden is enclosed by timber fencing to the boundaries. To the front of the property, there is off road parking for two vehicles.

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

Gross Internal Area: approx. 74 m² (796 ft²).

AGENTS NOTES

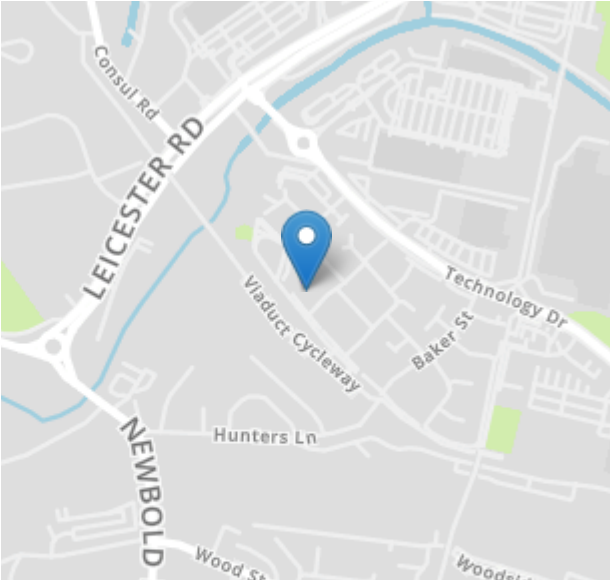
Local Authority: Rugby Borough Council
Council Tax Band: C

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 Modern Three Bedroom Mid Terraced Family Home
- Ground Floor Cloakroom/W.C.
- Lounge/Dining Room with French Doors onto Rear Garden
- Modern Fitted Kitchen/Breakfast Room with Integrated Oven and Hob
- En-Suite Shower Room to Master Bedroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Off Road Parking to the Front of the Property
- Early Viewing Advised and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

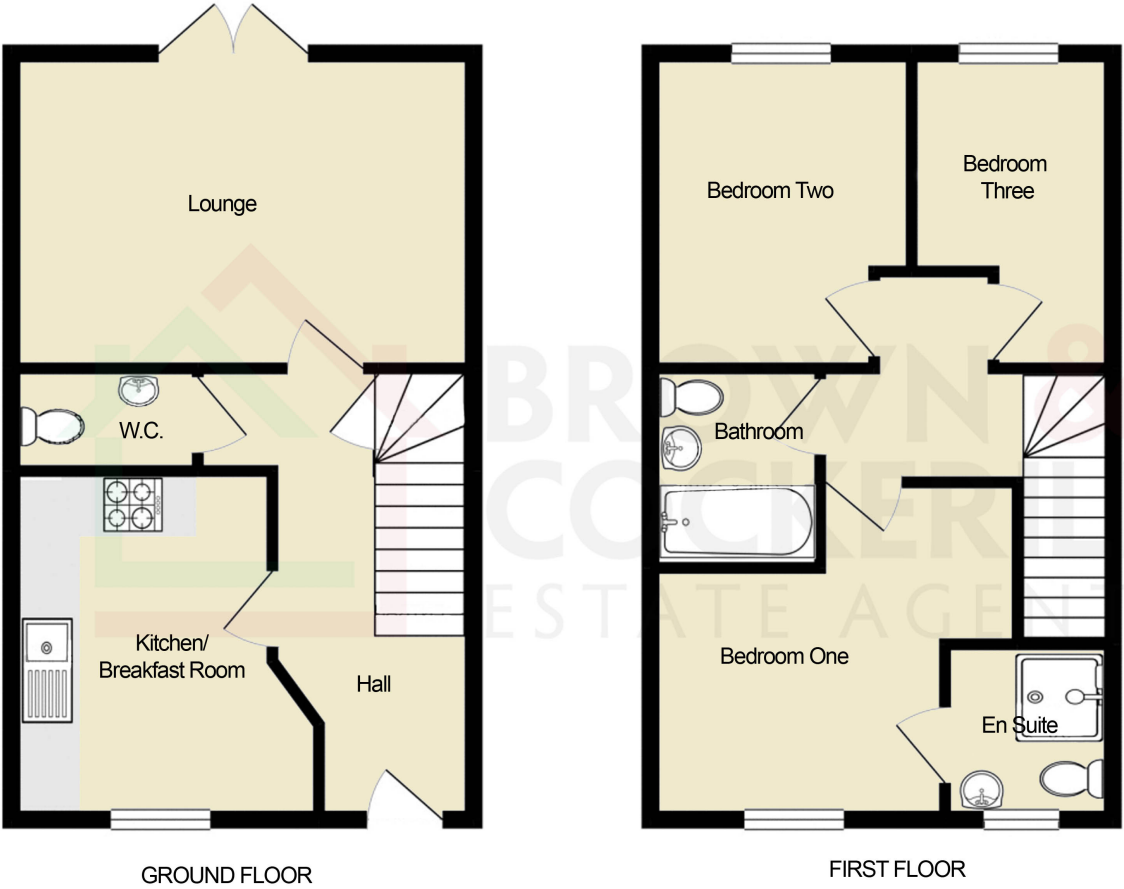
Ground Floor

Entrance Hall
15' 8" x 6' 6" (4.78m x 1.98m)
Cloakroom/W.C.
6' 2" x 3' 4" (1.88m x 1.02m)
Kitchen/Breakfast Room
11' 2" x 9' 8" (3.40m x 2.95m)
Lounge/Dining Room
15' 2" x 11' 1" (4.62m x 3.38m)

First Floor

Bedroom One
11' 2" x 9' 6" (3.40m x 2.90m)
En-Suite Shower Room
5' 8" x 5' 5" (1.73m x 1.65m)
Bedroom Two
10' 5" x 8' 4" (3.17m x 2.54m)
Bedroom Three
10' 5" maximum x 6' 6" (3.17m maximum x 1.98m)
Family Bathroom
6' 7" x 5' 6" (2.01m x 1.68m)

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.