



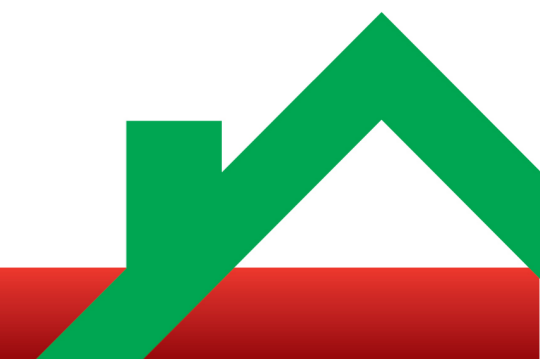
35 SKELHORN AVENUE Offers in Excess of £220,000 Freehold

ROCHBERIE HEIGHTS
RUGBY
WARWICKSHIRE
CV23 0XL



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 two bedroom mid terrace property built by Taylor Wimpey and situated in the popular residential location of Rochberie Heights on the northern outskirts of 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 shops and stores, supermarket, butchers, public house and excellent schooling for all ages.

The property is conveniently located for easy commuter access to the M1, M6, A5, A14 and A426 motorway and road networks. The property also offers the advantage of being within ten minutes of Rugby railway station which provides a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The property offers accommodation set over two floors and in brief comprises of an entrance hall, ground floor cloakroom/w.c, fitted modern kitchen with integrated dishwasher, washing machine and fridge/freezer and a lounge/dining room with French doors opening on to the rear garden.

To the first floor there are two well proportioned bedrooms, one with storage over the bulk head from the stairs. The family bathroom is fitted with a modern three piece white suite comprising of a close coupled w.c, pedestal wash hand basin and a bath with an electric shower over with a shower screen.

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

Externally, there is an enclosed rear garden with raised lawned areas with sleepers and a paved patio area leading to a shed with power connected. There is gated access at the rear of the garden. To the front of the property, there is parking for one vehicle and a separate allocated parking space.

Early viewing is advised to avoid disappointment.

Gross internal area 55 m² (592 ft²)

There is an Estate Management Charge of £13.30 pcm.

AGENTS NOTES

Council Tax Band: 'B'.

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What3Words: ///juices.edges.scar

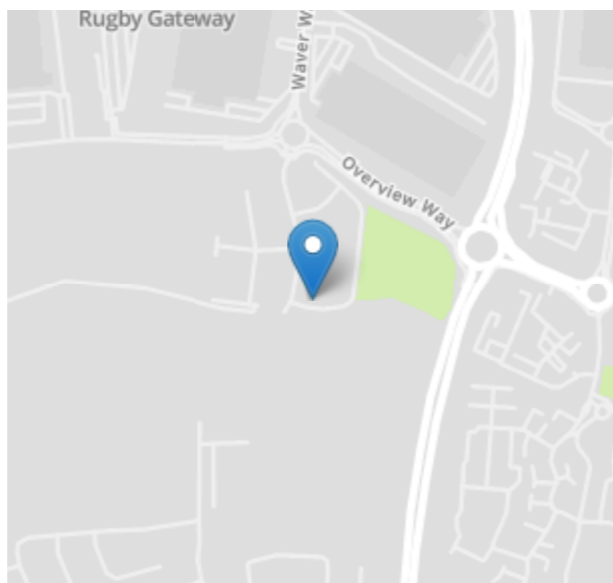
MORTGAGE & LEGAL ADVICE

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 Two Bedroom Mid Terraced Property
- Ground Floor Cloakroom/W.C.
- Modern Fitted Kitchen with Integrated Appliances
- Lounge/Dining Room with Under Stairs Storage
- First Floor Family Bathroom with Modern Three Piece White Suite
- Two Double Bedrooms
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Two Allocated Parking Spaces



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B	83	
(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

10' 3" x 3' 3" (3.12m x 0.99m)

Ground Floor Cloakroom/W.C.

5' 1" x 2' 9" (1.55m x 0.84m)

Kitchen

9' 8" x 6' 0" (2.95m x 1.83m)

Lounge/Dining Room

13' 1" x 12' 8" (3.99m x 3.86m)

First Floor

Bedroom One

12' 9" (Max)x 8' 3" (Max) (3.89m (Max) x 2.51m (Max))

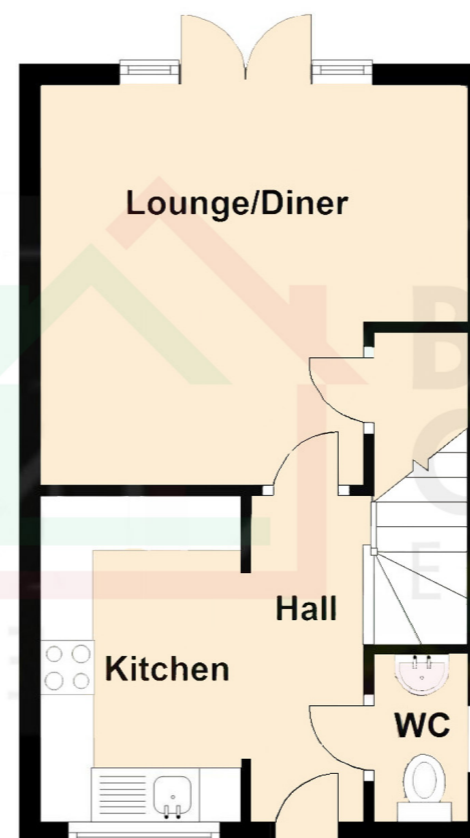
Bedroom Two

12' 9" x 7' 1" (3.89m x 2.16m)

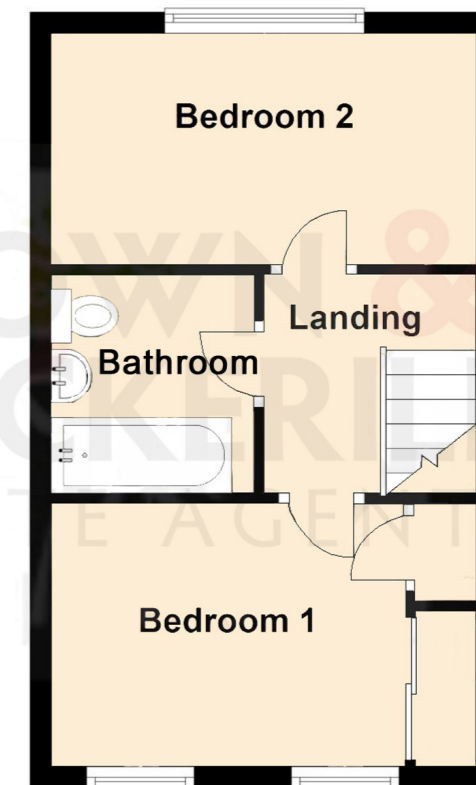
Family Bathroom

6' 2" x 6' 1" (1.88m x 1.85m)

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

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.