



12 DUNNERDALE

Guide Price £190,000 Freehold

BROWNSOVER
RUGBY
WARWICKSHIRE
CV21 1QA



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 two bedroom semi detached bungalow situated 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, supermarkets, medical centre, excellent local schooling and extensive shopping facilities at the nearby Elliott's Field and Junction One retail parks.

There are excellent commuter transport links to the surrounding M1/M6/A5 and A14 Midland road and motorway networks and Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the accommodation comprises of an entrance hall with door off to the lounge which has a wall mounted fire and door through to the kitchen. The kitchen has a built in oven and hob with extractor over; space for fridge/freezer; plumbing for an automatic washing machine and there is a wall mounted Glowworm central heating boiler. There are two well proportioned bedrooms and a family bathroom fitted with a three piece coloured suite to include a panelled bath with shower over; low level w.c. and a pedestal wash hand basin.

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

Externally, to the front is a lawned area with a tarmacadam driveway to the rear providing off road parking for two vehicles and leading to the car port which has gated pedestrian access into the rear garden. The low maintenance rear garden is predominantly slabbed with steps down to the pedestrian gate. There is a greenhouse and garden shed.

Early viewing is highly recommended and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 42 m² (452 ft²).

AGENTS NOTES

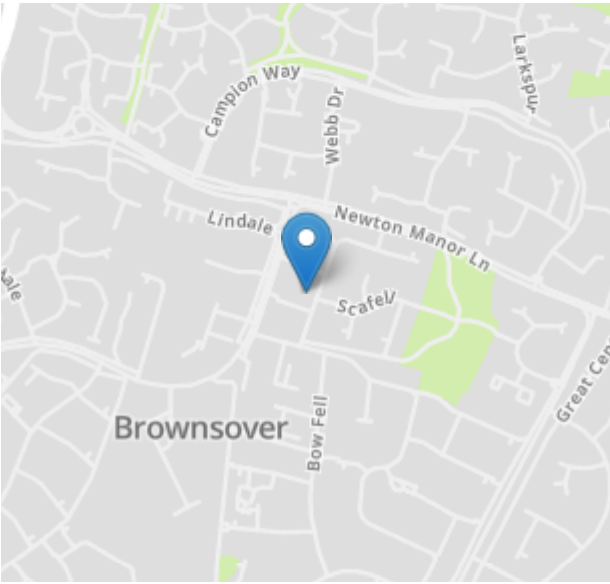
Council Tax Band 'B'.
What3Words: ///homes.loads.stacks

MORTGAGE & LEGAL ADVICE

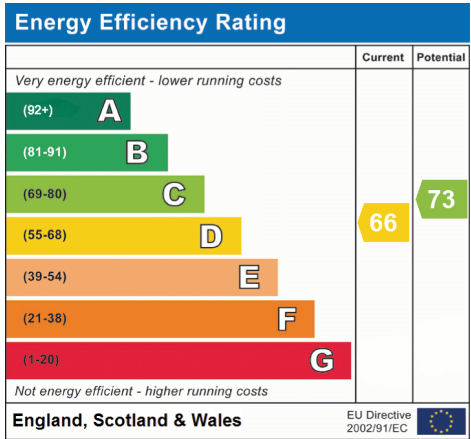
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Two Bedroom Semi Detached Bungalow
- Popular Residential Location
- Lounge with Wall Mounted Fire
- Kitchen with Oven and Hob
- Family Bathroom with Three Piece Coloured Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Low Maintenance Rear Garden, Off Road Parking and Car Port
- Early Viewing is Highly Recommended, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall

8' 5" x 2' 10" (2.57m x 0.86m)

Lounge

16' 4" maximum x 10' 9" (4.98m maximum x 3.28m)

Kitchen

9' 6" x 6' 4" (2.90m x 1.93m)

Bedroom One

12' 2" x 7' 11" (3.71m x 2.41m)

Bedroom Two

8' 5" x 7' 0" (2.57m x 2.13m)

Family Bathroom

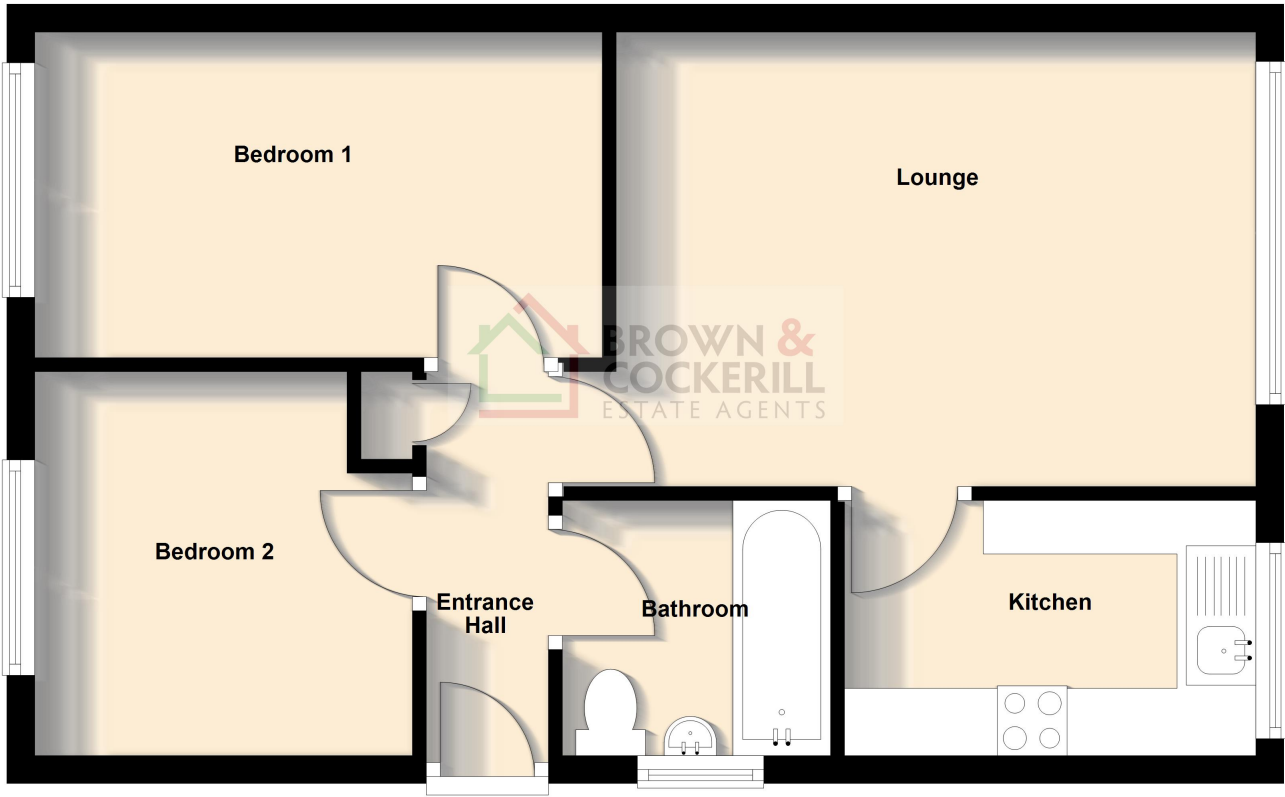
6' 4" x 5' 7" (1.93m x 1.70m)

Externally

Car Port

FLOOR PLAN

Ground 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.