



25 RUGBY ROAD

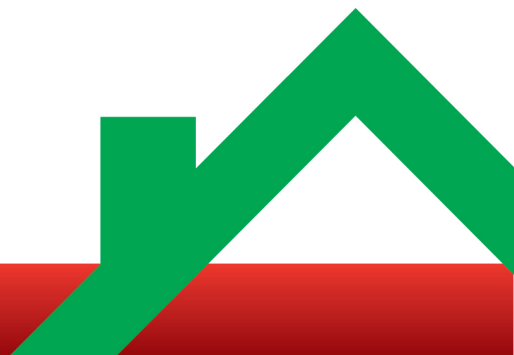
DUNCHURCH
RUGBY
WARWICKSHIRE
CV22 6PG

Offers in Region of £395,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended four bedroom semi detached property set over three floors and situated in the heart of the picturesque village of Dunchurch, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

The village has a wide range of independent shops and stores, public houses, doctors surgery, florists, chemist, restaurants, hot food take away outlets and boasts an OFSTED outstanding primary school. Sainsburys supermarket is a short distance away from the village centre.

There are regular bus services to Rugby town centre and there is easy commuter access to the M1, M6, M45 and A45 road and motorway networks. 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 tiled flooring, stairs rising to the first floor landing and gives access to the ground floor cloakroom/w.c. There is a lounge with a bay window and feature chimney breast with multifuel burner and the separate dining room has a feature fireplace with a multifuel burner. The dining room opens out into the extended kitchen which has fitted double oven, hob with extractor over and space and plumbing for a dishwasher and automatic washing machine.

To the first floor, there are three well proportioned bedrooms and a part tile family bathroom fitted with a three piece white suite to include a panelled bath with shower over; vanity unit with inset wash hand basin and low level w.c.

To the second floor, there is a spacious and open plan master suite with a fully tiled en-suite bathroom fitted with a three piece suite to include a bath with mixer shower attachment, pedestal wash hand basin and low level w.c.

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

Externally, to the front of the property is a gravelled driveway providing ample off road parking and gated access to the rear. The mature rear garden is enclosed by timber fencing to the boundaries and has a patio area to the immediate rear which provides an ideal al fresco dining/entertaining space. There is an extensive lawned area and the garden has a private aspect.

Early viewing is highly recommended.

Gross Internal Area: approx. 115 m² (123 ft²).

AGENTS NOTES

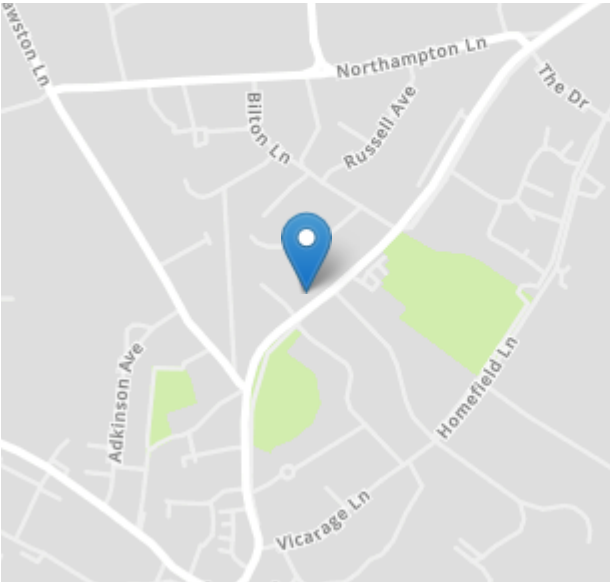
Council Tax Band 'C'.
Estimated Rental Value: £1600 pcm approx.
What3Words: ///pack.notes.edges

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

- **An Extended Four Bedroom Semi Detached Property Set Over Three Floor in Picturesque Village Location**
- **Lounge with Feature Chimney Breast with Multifuel Burner**
- **Dining Room with Feature Fireplace and Multifuel Burner**
- **Fitted Kitchen with Oven and Hob, Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Open Plan Master Suite with En-Suite Bathroom**
- **Large Enclosed Rear Garden and Ample Off Road Parking**



ENERGY PERFORMANCE CERTIFICATE

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

9' 6" x 5' 11" (2.90m x 1.80m)

Lounge

12' 4" x 12' 11" excluding bay (3.76m x 3.94m excluding bay)

Dining Room

12' 11" x 12' 5" (3.94m x 3.78m)

Cloakroom/W.C.

5' 11" x 2' 11" (1.80m x 0.89m)

Kitchen

10' 10" x 7' 5" (3.30m x 2.26m)

First Floor

Landing

16' 10" maximum x 5' 0" maximum (5.13m maximum x 1.52m maximum)

Bedroom Two

13' 0" excluding bay x 9' 8" (3.96m excluding bay x 2.95m)

Bedroom Three

10' 1" maximum x 9' 11" maximum (3.07m maximum x 3.02m maximum)

Bedroom Four

8' 7" maximum x 7' 8" maximum (2.62m maximum x 2.34m maximum)

Family Bathroom

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

Second Floor

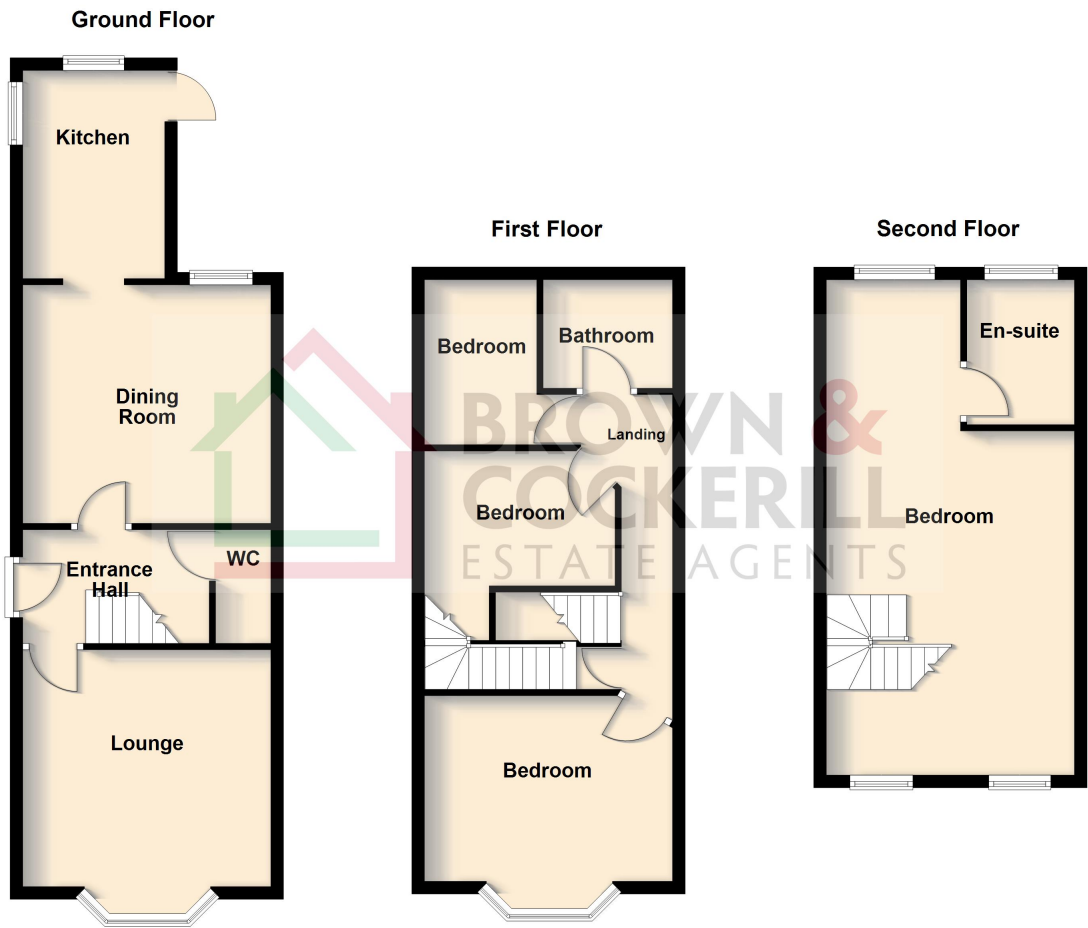
Open Plan Master Suite

26' 0" x 12' 8" (7.92m x 3.86m)

En-Suite Bathroom

7' 8" x 5' 7" (2.34m x 1.70m)

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.