



24 BRONTE CLOSE

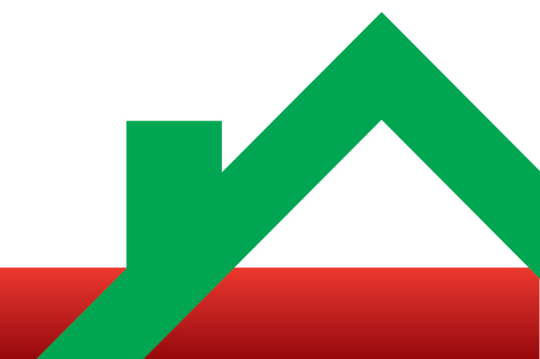
Guide Price £300,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3PD



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 beautifully presented three bedroom semi detached home situated in a quiet cul-de-sac and which has been recently refurbished and refitted throughout to a high standard. The property is within walking distance of Rugby town centre and railway station and is of standard brick built construction with tiled roofing.

Rugby town centre offers a range of amenities to include interesting local shops, cafes and restaurants, public houses, churches of several denominations, supermarkets, recreational facilities and excellent local schooling. Bronte Close is immediately adjacent to the Great Central Walk, a dismantled railway line now a beloved nature reserve which is open to walkers, cyclists, and runners.

Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour and there is easy commuter access to the M1/M6/A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall leading to an open plan living room/kitchen/dining room where the brick feature-wall lends a rustic and comforting feel to the entire ground floor space. The modern recently refitted dark kitchen boasts solid wood worktops and dark integrated appliances. The conservatory/sitting room is of brick and Upvc construction with tiled floor and electric under floor heating and provides direct access to the rear garden through a set of double French doors. The ample glazing draws in the morning sunrise and offers a quiet and secluded space for relaxation or study. Leading to the conservatory is a restroom conveniently located next to the garage which can be accessed via an internal door. The under stairs storeroom offers additional storage for the kitchen and household items.

The first floor is accessed via the staircase which has been re-clad in solid oak and has a new wooden balustrade creating a focal point. There are three well proportioned bedrooms all accessed via the landing space which allows attic access through a hatch door for additional storage and an storage cupboard. The master bedroom has a fitted wardrobe and bookshelves and has ample space for a queen-sized bed, bed side tables and a desk. The second bedroom is also large enough to accommodate a queen-sized bed and bed side tables and enjoys a dual aspect. The third bedroom functions perfectly as a guest room/home office. The modern family bathroom has been fully refurbished and comprises of a three piece white suite to include a bath with shower over, w.c. and a teak vanity storage unit with circular wash hand basin.

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

Externally, the house enjoys a front garden with off-road parking and has gated access to the garage and a 40 year-old weeping birch tree to welcoming you. There is a further patio area and has pedestrian access to the side of the property. To the rear, is the generous main garden with direct street access and housing a wide variety of plants and has an outdoor patio area. The garden enjoys an abundance of wildlife throughout the year to include a variety of birds along with hedgehogs and squirrels.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 82 m² (882 ft²).

AGENTS NOTES

Council Tax Band 'C'.

What3Words: ///twig.dices.traded

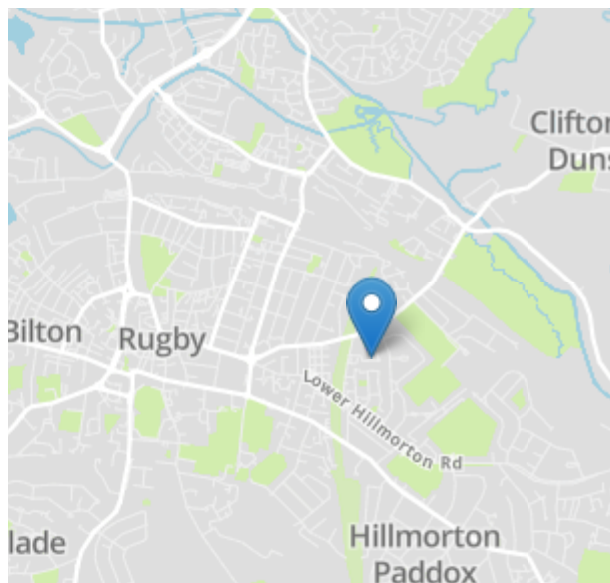
MORTGAGE & LEGAL ADVICE

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 Three Bedroom Semi Detached Family Home in Quiet Cul-de-Sac and Refurbished to a High Standard Throughout**
- **Walking Distance to Town Centre and Railway Station with Direct Links to Birmingham and London**
- **Recently Refitted Kitchen with Integrated Appliances and Refitted Bathroom**
- **Conservatory/Sitting Room/Home Office Overlooking the Garden**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Generously Sized & Secluded Rear Garden with Abundant Wildlife**
- **Driveway with Off Road Parking and Integral Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 73 |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

ROOM DIMENSIONS

Ground Floor

Open Plan Living Room/Kitchen/Dining Room

24' 4" x 13' 1" maximum (7.42m x 3.99m maximum)

Ground Floor Cloakroom/W.C.

4' 10" x 3' 0" (1.47m x 0.91m)

Conservatory/Sitting Room

19' 11" x 8' 4" (6.07m x 2.54m)

First Floor

Bedroom One

16' 9" maximum x 7' 11" (5.11m maximum x 2.41m)

Bedroom Two

10' 10" x 10' 8" (3.30m x 3.25m)

Bedroom Three

11' 1" x 6' 11" (3.38m x 2.11m)

Family Bathroom

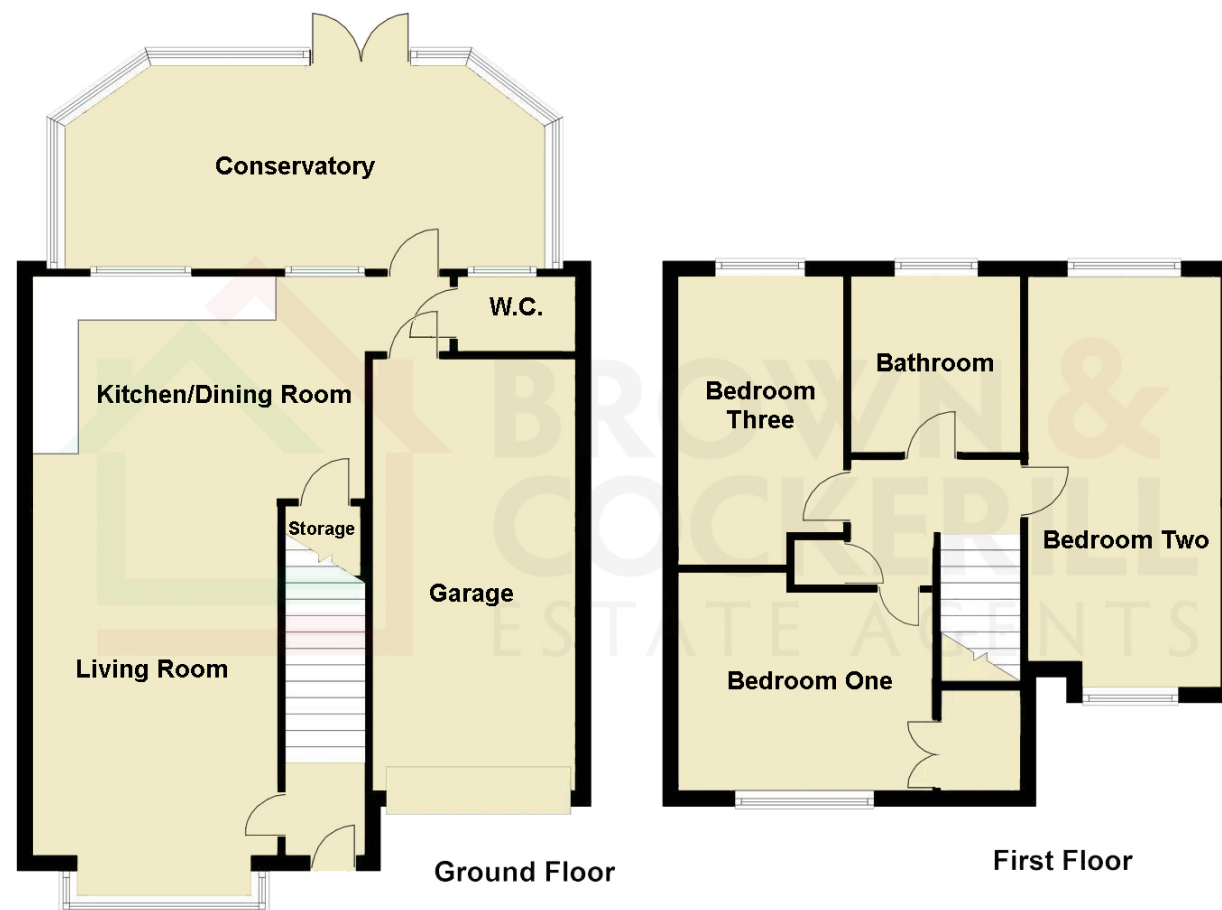
6' 7" x 6' 2" (2.01m x 1.88m)

Externally

Integral Garage

16' 8" x 8' 1" (5.08m 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.