



43 Dunnerdale

Brownsover
Rugby
Warwickshire
CV21 1QZ

Offers Over £120,000 Freehold



- A One Bedroom Mid Terraced Property in Popular Residential Location
- Ground Floor Wet Room
- Open Plan Lounge/Kitchen with Oven and Hob to Kitchen Area
- Mezzanine Bedroom Off Lounge Area
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Allocated Parking
- Early Viewing Recommended
- Ideal First Time Purchase

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this one bedroom mid terraced property which is located 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.

The accommodation is predominantly set across the ground floor with a mezzanine bedroom accessed off the lounge. The entrance hall has a storage cupboard and doors off to a fully tiled ground floor wet room and open plan lounge/kitchen. The kitchen area has a four ring gas hob with oven beneath and extractor over; space for a fridge and freezer and plumbing for an automatic washing machine. There are sliding patio doors off the lounge area, giving access into the rear garden and a wall mounted fire.

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

Externally, to the front is an outside store and one allocated parking space. The rear garden is enclosed by timber fencing to the boundaries and has a paved patio area.

Early viewing is recommended to avoid disappointment and the property is considered an ideal first time purchase.

Gross Internal Area: approx. 31 m² (333 ft²).

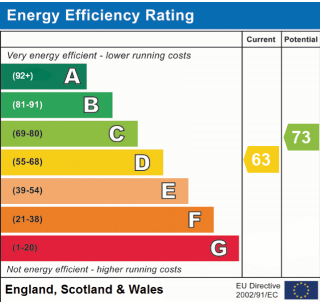
AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £750 pcm approx.
What3Words: ///museum.rated.cake

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.

ENERGY PERFORMANCE CERTIFICATE



Ground Floor

ENTRANCE HALL

5' 7" maximum x 4' 11" (1.70m maximum x 1.50m)

GROUND FLOOR WET ROOM

6' 6" x 4' 9" (1.98m x 1.45m)

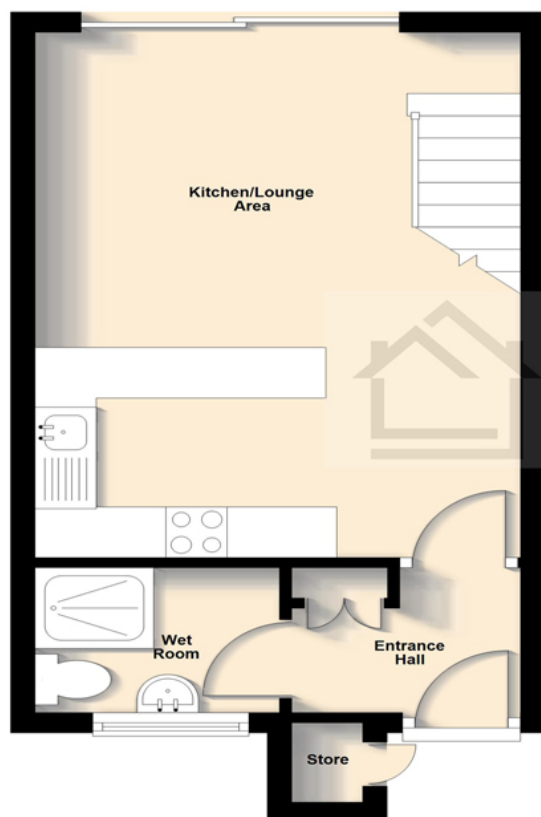
OPEN PLAN LOUNGE/KITCHEN

17' 0" x 10' 10" (5.18m x 3.30m)

MEZZANINE BEDROOM

10' 9" x 8' 10" (3.28m x 2.69m)

Ground Floor



First Floor

