



81 Tennyson Avenue

Shakespeare Gardens

Rugby

Warwickshire

CV22 6JF

Guide Price £265,000 Freehold

- A Two Bedroom Detached Bungalow
- Sought After Residential Location
- Lounge with Feature Fireplace
- Fitted Kitchen and Conservatory
- Family Bathroom with Coloured Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Off Road Parking and Single Garage
- In Need of Some Modernisation and Viewing is Recommended

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom detached bungalow built in the 1960s which is located in the popular residential area of Shakespeare Gardens, Bilton, Rugby.

There are a parade of shops and stores in the local vicinity and a more comprehensive range of amenities are available in nearby Bilton village to include local shops and stores, major supermarkets, butchers, public houses, doctors surgery and sought after schooling for all ages.

Easy commuter access is available to the surrounding M1, M6, A5 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

In brief, the accommodation comprises of an entrance hall, lounge with feature fireplace, two well proportioned bedrooms, fitted kitchen, conservatory and a family bathroom with a coloured suite.

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

Externally, the property has an enclosed rear garden which is predominantly laid to lawn. To the front is a driveway providing ample off road parking and leading to a single garage.

The property is in need of some modernisation and updating.

Early viewing is advised to avoid disappointment.

AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £950 pcm approx.

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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		73
D	(55-68)	56	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

ENTRANCE HALL

11' 6" x 6' 2" (3.51m x 1.88m)

LOUNGE

14' 6" x 11' 9" (4.42m x 3.58m)

BEDROOM ONE

12' 2" x 11' 5" (3.71m x 3.48m)

BEDROOM TWO

10' 5" x 8' 5" (3.17m x 2.57m)

FAMILY BATHROOM

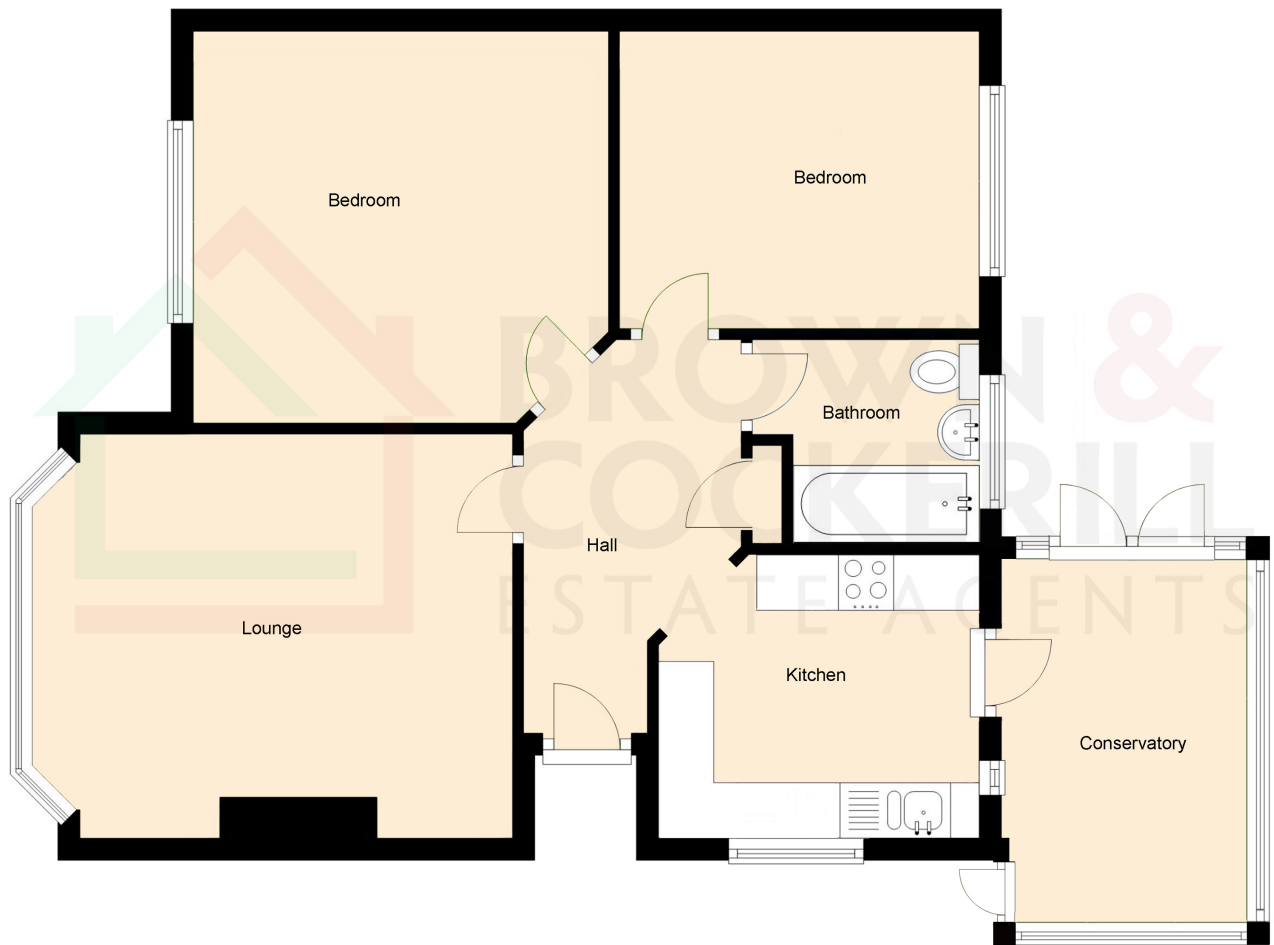
8' 2" x 6' 0" (2.49m x 1.83m)

KITCHEN

9' 4" x 8' 4" (2.84m x 2.54m)

CONSERVATORY

13' 8" x 10' 8" (4.17m x 3.25m)



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