



30 OSWALD WAY

Offers Over £223,000 Freehold

NEW BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7PL



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom detached bungalow situated in the popular residential area of New Bilton, Rugby. The bungalow is of standard brick built construction with a tiled roof.

There are a range of amenities available within the immediate area to include shops, hot food takeaway outlets, public house, recreational park, churches of several denominations and local schooling for all ages. Nearby Bilton village has a more comprehensive range of independent shops, public houses, supermarkets and doctor and veterinary surgeries.

Rugby railway station offers a regular intercity mainline service to Birmingham New Street and London Euston in under an hour. The property is also conveniently situated for access to the surrounding M1/M6/A5 and A14 road and motorway networks.

In brief, the property comprises of an entrance hall with a storage cupboard, kitchen with door opening onto the side driveway, dual aspect lounge and inner hall with a cupboard housing the central heating boiler. There are two well proportioned bedrooms and a family shower room.

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

Externally, to the front of the property is a stoned area with shrubs and plants and a tandem driveway providing off road parking for three vehicles and leads to the single garage. The rear garden enjoys a private aspect and is of low maintenance.

Early viewing is advised to avoid disappointment.

Gross Internal Area: approx. 50 m<sup>2</sup> (538 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.  
Estimated Rental Value: £1000 pcm approx.  
What3Words: ///edges.send.ears

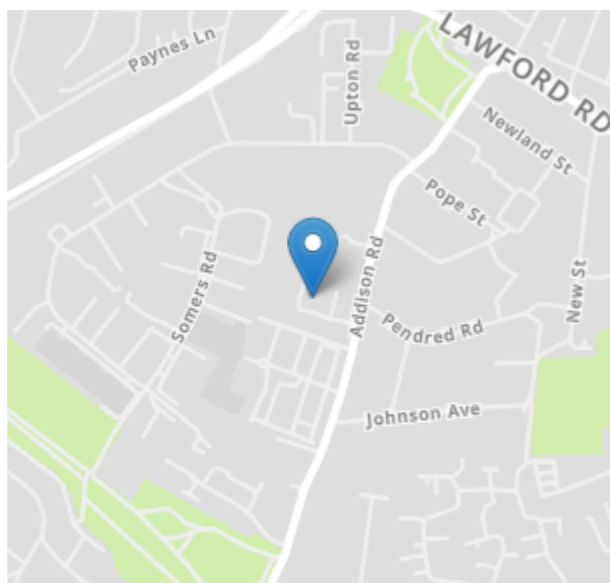
## MORTGAGE & LEGAL ADVICE

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 Detached Two Bedroom Bungalow
- Popular Residential Location
- Kitchen and Dual Aspect Lounge
- Two Well Proportioned Bedrooms
- Family Shower Room
- Off Road Parking and Garage
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Early Viewing is Advised



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

5' 9" x 3' 4" (1.75m x 1.02m)

#### Kitchen

8' 1" x 7' 9" (2.46m x 2.36m)

#### Lounge

17' 6" x 9' 3" (5.33m x 2.82m)

#### Inner Hallway

6' 9" x 2' 11" (2.06m x 0.89m)

### Bedroom One

12' 4" x 9' 3" (3.76m x 2.82m)

### Bedroom Two

9' 0" x 7' 9" (2.74m x 2.36m)

### Family Shower Room

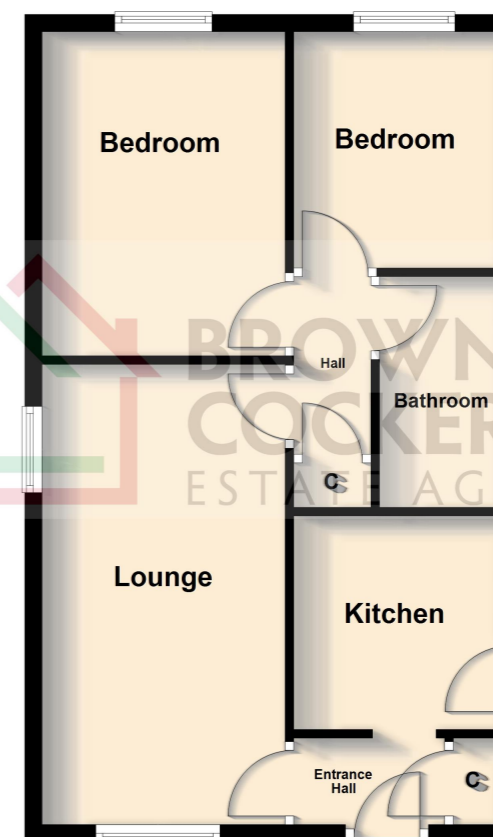
8' 9" x 4' 6" (2.67m x 1.37m)

### Externally

### Garage

## 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.