



**12 GARDENERS END**

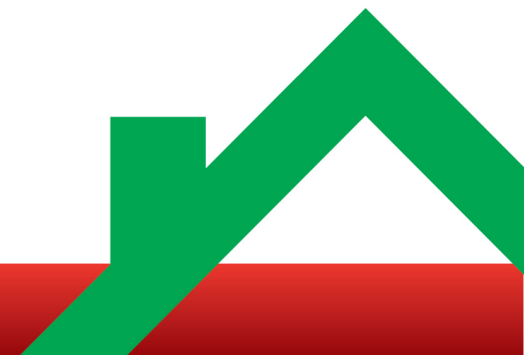
**£260,000 Freehold**

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7RQ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

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

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, veterinary centres and sought after schooling for all ages.

There is easy commuter access 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.

The accommodation is set over two floors and in brief comprises of an entrance hall, ground floor cloakroom/w.c. fitted with a low level w.c. and wash hand basin with tiled splash back and extractor fan, L-shaped lounge with feature fireplace and stairs rising to the first floor; kitchen/dining room with integrated Neff oven, four ring induction hob with extractor over; Neff microwave, fridge/freezer and space and plumbing for an automatic washing machine and tumble dryer. There is an under stairs storage cupboard and French door leading through to the conservatory which is of brick and Upvc construction and has French doors opening onto the rear garden.

To the first floor, there are three well proportioned bedrooms with the master bedroom benefitting from an en-suite shower room comprising of a double shower cubicle with rainfall shower; low level w.c. and a vanity unit with inset wash hand basin. There is a further part tiled family bathroom comprising of a bath with shower over; low level w.c. and a vanity unit with inset wash hand basin.

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

Externally, the property has a small fore garden with decorative blue slate chippings and off road parking for two vehicles. The enclosed rear garden has an artificial lawn, two paved patio areas ideal for al-fresco dining and entertaining and raised wooden plantation beds. The wooden pedestrian gate gives access to the front of the property.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 75 m<sup>2</sup> (807 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1000 pcm approx.

What3Words: ///teams.panel.vine

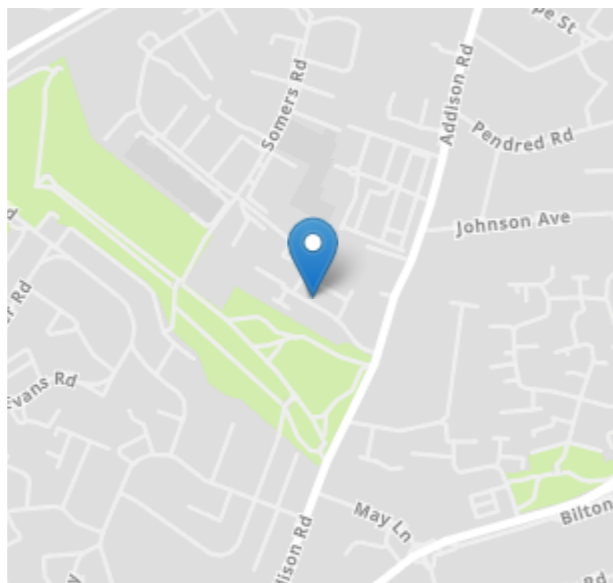
## MORTGAGE & LEGAL ADVICE

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 Mid Terraced Property**
- **Popular Residential Location**
- **Lounge with Feature Fireplace**
- **Fitted Kitchen with Integrated Appliances**
- **Ground Floor Cloakroom/W.C. and Conservatory**
- **En-Suite Shower Room to the Master Bedroom and First Floor Family Bathroom**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Early Viewing is Considered Essential**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(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' 1" x 3' 2" (1.55m x 0.97m)

#### Ground Floor Cloakroom/W.C.

5' 8" x 2' 9" (1.73m x 0.84m)

#### Lounge

17' 4" maximum x 14' 11" maximum (5.28m x 4.55m)

#### Kitchen/Dining Room

14' 11" x 8' 11" (4.55m x 2.72m)

#### Conservatory

8' 2" x 7' 7" (2.49m x 2.31m)

### First Floor

#### Bedroom One

11' 8" x 8' 5" (3.56m x 2.57m)

#### En-Suite Shower Room

8' 4" x 4' 5" (2.54m x 1.35m)

#### Bedroom Two

10' 2" x 8' 5" (3.10m x 2.57m)

#### Bedroom Three

8' 8" x 6' 2" (2.64m x 1.88m)

#### Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

## 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.