



17 ARNOLD DRIVE

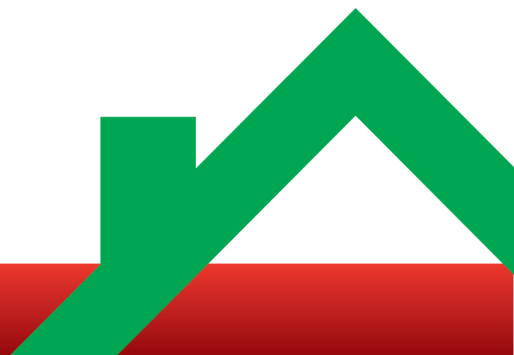
Offers Over £300,000 Freehold

CAWSTON
RUGBY
WARWICKSHIRE
CV23 9FU



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom family home situated on the popular residential development of Cawston, Rugby. 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 situated within the immediate area to include a parade of shops and stores, hot food takeaway outlet and a sought after primary school. Nearby Bilton village provides a more comprehensive selection of shops and amenities to include a butchers, two public houses, two major chain supermarkets, bus routes to Rugby town centre and excellent local schooling for all ages.

Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the M1, M45 and A45 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and tiled flooring that continues into the kitchen/dining room. The kitchen/dining room has a four ring gas hob with oven beneath and extractor over and a range of integrated appliances to include a fridge/freezer, dishwasher and automatic washing machine. There is a ground floor cloakroom/w.c. and a lounge with an under stairs storage cupboard and French doors leading through to the conservatory.

To the first floor, the landing gives access to the master bedroom which benefits from an en-suite shower room fitted with a modern three piece white suite with a double shower enclosure, pedestal wash hand basin and low level w.c. There are two further well proportioned bedrooms serviced by a part tiled family bathroom fitted with a contemporary three piece white suite to include a panelled bath with shower and screen over, pedestal wash hand basin and low level w.c.

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

Externally, to the side of the property is a driveway with an electric vehicle charging point, timber pedestrian gate giving access to the rear garden and provides off road parking for two vehicles. The rear garden is enclosed by timber fencing to the boundaries and has a slabbed patio area to the immediate rear, providing an ideal al-fresco dining/entertaining space. There is an additional enclosed play area with a timber shed.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 80 m² (861 ft²).

AGENTS NOTES

Council Tax Band 'D'.
Estimated Rental Value: £1250 pcm approx.
What3Words: ///nimby.caller.array

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**
- **Popular Residential Location**
- **Lounge, Conservatory and Ground Floor Cloakroom/W.C.**
- **Kitchen/Dining Room with Integrated Appliances**
- **First Floor Family Bathroom and En-Suite Shower Room to Master Bedroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking and EV Charging Point**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall
12' 10" x 6' 9" maximum (3.91m x 2.06m maximum)
Ground Floor Cloakroom/W.C.
5' 8" x 2' 9" (1.73m x 0.84m)
Kitchen/Dining Room
15' 7" x 9' 1" (4.75m x 2.77m)
Lounge
16' 2" x 13' 1" (4.93m x 3.99m)
Conservatory
14' 4" x 7' 8" (4.37m x 2.34m)

First Floor

Landing
11' 3" x 6' 11" (3.43m x 2.11m)
Bedroom One
14' 7" maximum x 8' 11" (4.45m maximum x 2.72m)
En-Suite Shower Room
5' 0" x 4' 10" (1.52m x 1.47m)
Bedroom Two
11' 5" maximum x 8' 11" (3.48m maximum x 2.72m)
Bedroom Three
10' 4" x 6' 11" (3.15m x 2.11m)
Family Bathroom
6' 10" x 5' 8" (2.08m x 1.73m)

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.