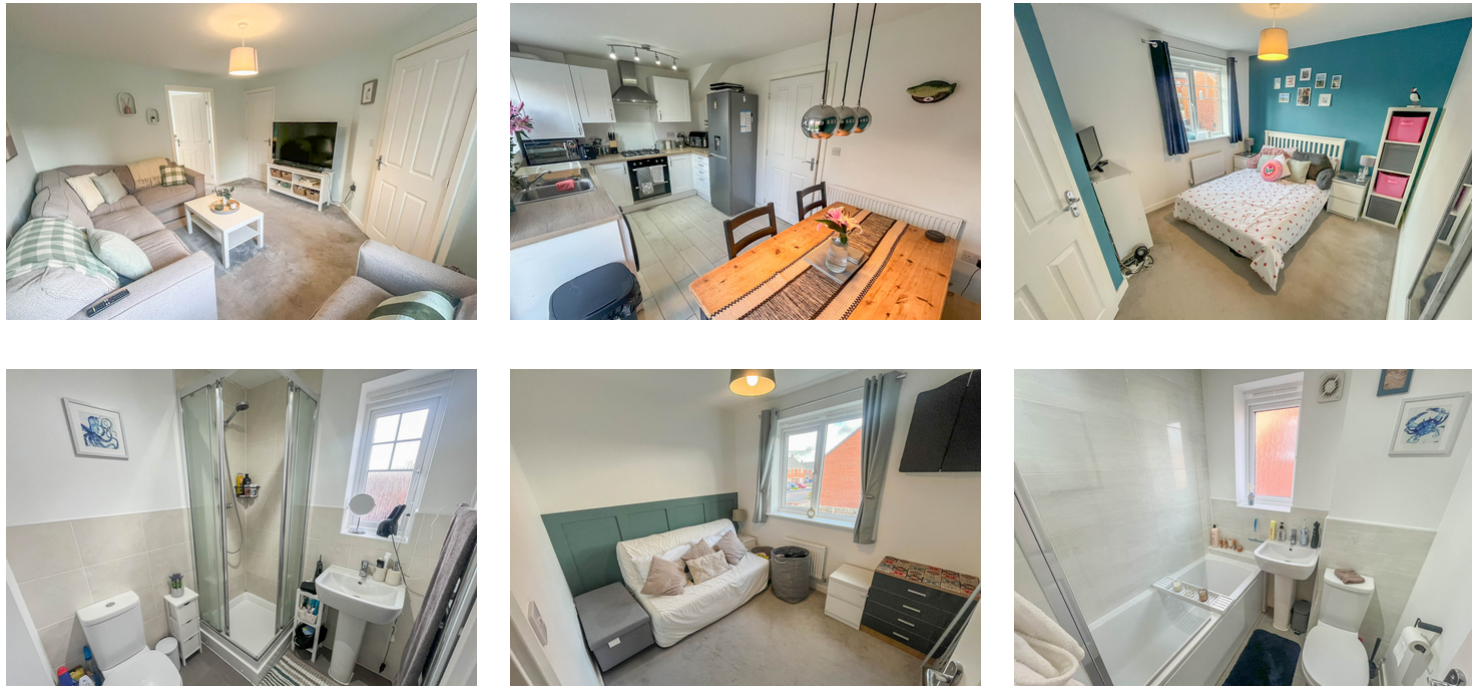




6 LOBELIA CLOSE

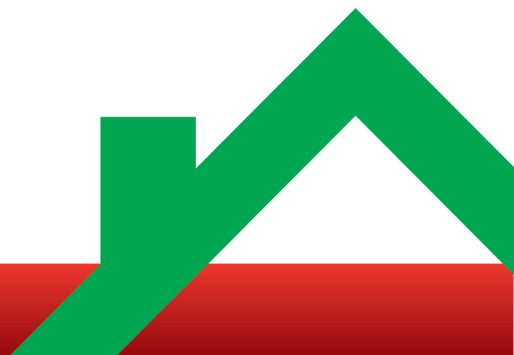
COTON PARK
RUGBY
WARWICKSHIRE
CV23 0AT

£250,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three bedroom semi detached property located North of Rugby town Centre on the popular residential development of Coton Park. The property is of standard brick built construction with a tiled roof, all mains serves connected and benefits from the remaining NHBC certificate.

There are a range of amenities available within the immediate area to include a parade of shops and stores, supermarket, public house and retail parks. The property location offers excellent access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station operates a mainline intercity service to London Euston and Birmingham New Street in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing. There is a lounge with an under stairs storage cupboard and a ground floor cloakroom/w.c. fitted with a modern white suite. The kitchen/dining room has a built in oven and hob with extractor over, space and plumbing for a dishwasher and an automatic washing machine and space for an upright fridge/freezer. French doors open from the dining area and give access to the rear garden.

To the first floor, the landing has a storage cupboard and doors off to bedroom one which has built in wardrobes and benefits from a part tiled en-suite shower room fitted with a shower enclosure, pedestal wash hand basin, low level w.c. and heated towel rail. There are two further bedrooms serviced by the part tiled family bathroom which is fitted with a panelled bath with shower and screen over, pedestal wash hand basin and low level w.c.

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

Externally, to the front are shrubs and a paved pathway leading to the front entrance door. The side driveway provides off road parking for two vehicles and has a pedestrian gate giving access to the enclosed rear garden. The rear garden has a slabbed area to the immediate rear, a good sized lawned area with decking to the far end. There is a timber garden shed and raised ornamental sleeper borders to one side.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

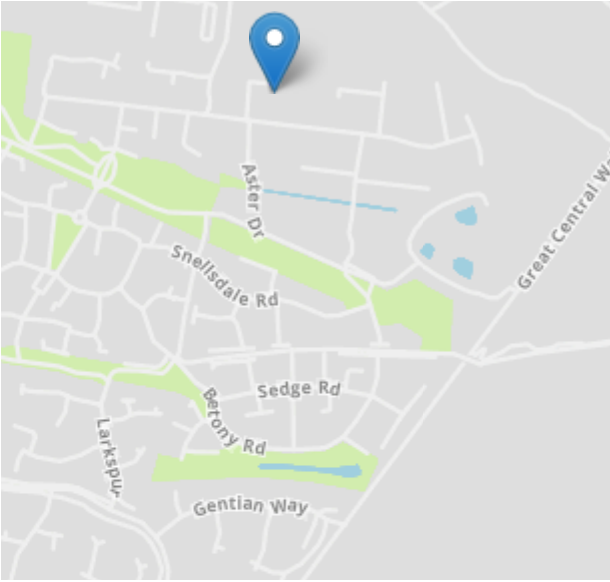
Council Tax Band 'C'.
Estimated Rental Value: £1250 pcm approx.
What3Words: ///rushed.inch.hotels

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 Modern Three Bedroom Semi Detached Property
- Sought After Residential Location North of Rugby Town Centre
- Lounge and Ground Floor Cloakroom/W.C.
- Kitchen/Dining Room with Oven and Hob
- 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 and Off Road Parking
- Early Viewing Highly Recommended and Remaining NHBC Certificate



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

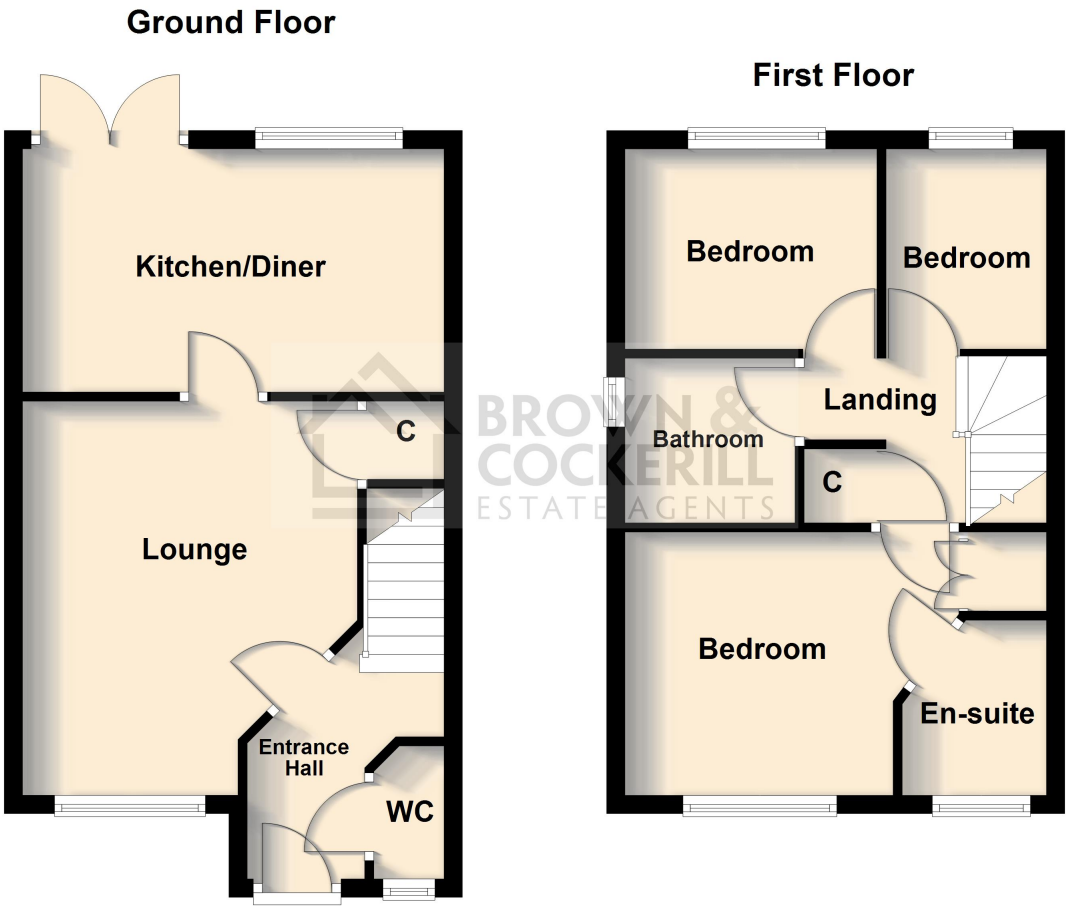
Ground Floor

Entrance Hall
9' 0" maximum x 7' 0" maximum (2.74m maximum x 2.13m maximum)
Ground Floor Cloakroom/W.C.
5' 6" x 3' 0" (1.68m x 0.91m)
Lounge
14' 2" x 12' 0" maximum (4.32m x 3.66m maximum)
Kitchen/Dining Room
15' 2" x 8' 9" (4.62m x 2.67m)
First Floor
Landing
8' 0" x 6' 0" (2.44m x 1.83m)

Bedroom One

12' 0" maximum x 9' 6" maximum (3.66m maximum x 2.90m maximum)
En-Suite Shower Room
6' 4" x 5' 3" (1.93m x 1.60m)
Bedroom Two
9' 1" x 7' 7" (2.77m x 2.31m)
Bedroom Three
7' 6" x 5' 11" (2.29m x 1.80m)
Family Bathroom
6' 9" x 5' 11" (2.06m x 1.80m)

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.