



16 OAKFIELD ROAD

RUGBY
WARWICKSHIRE
CV22 6AU

£249,950 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 improved three bedroom semi detached home situated within a cul-de-sac in close proximity to Rugby town centre. There are a range of amenities available within the immediate area to include excellent schooling, public parks and more comprehensive facilities in Rugby town centre.

The property offers well proportioned accommodation set over two floors and in brief, comprises of an entrance hall, lounge with feature fireplace, dining room and a fitted kitchen.

To the first floor there are three bedrooms and a family shower room which has been refitted with a modern white suite.

The property is of traditional brick construction and benefits from gas fired central heating to radiators via a combination boiler and Upvc double glazing throughout.

Externally, there is a shared driveway which leads to a single garage. There is a well tended and enclosed south-facing rear garden which offers a paved patio seating area to the immediate rear. The front garden has been landscaped with low maintenance in mind.

Offered for sale with no onward chain, early viewing is considered essential.

Gross internal area: 829ft² (77m²).

AGENTS NOTES

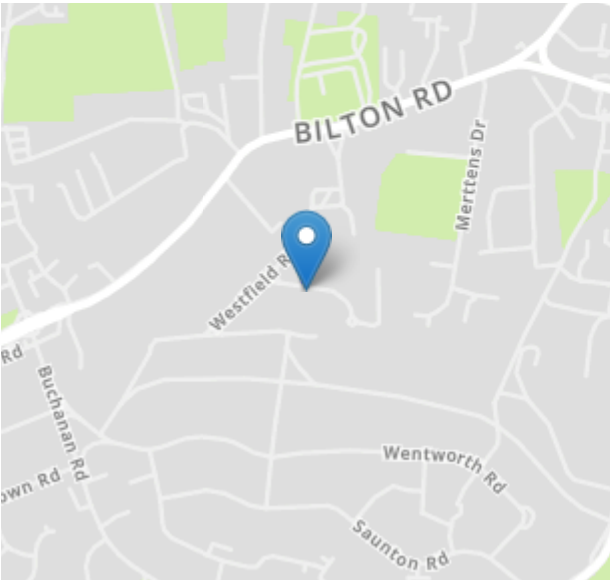
Council Tax Band 'B'.
Estimated Rental Value: £1150 pcm approx.
What3Words: ///basket.blog.trips

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 Home
- Close to Rugby Town Centre & Amenities
- Lounge, Dining Room, Fitted Kitchen
- First Floor Refitted Shower Room
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Single Garage
- No Onward Chain, Early Viewing Advised



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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

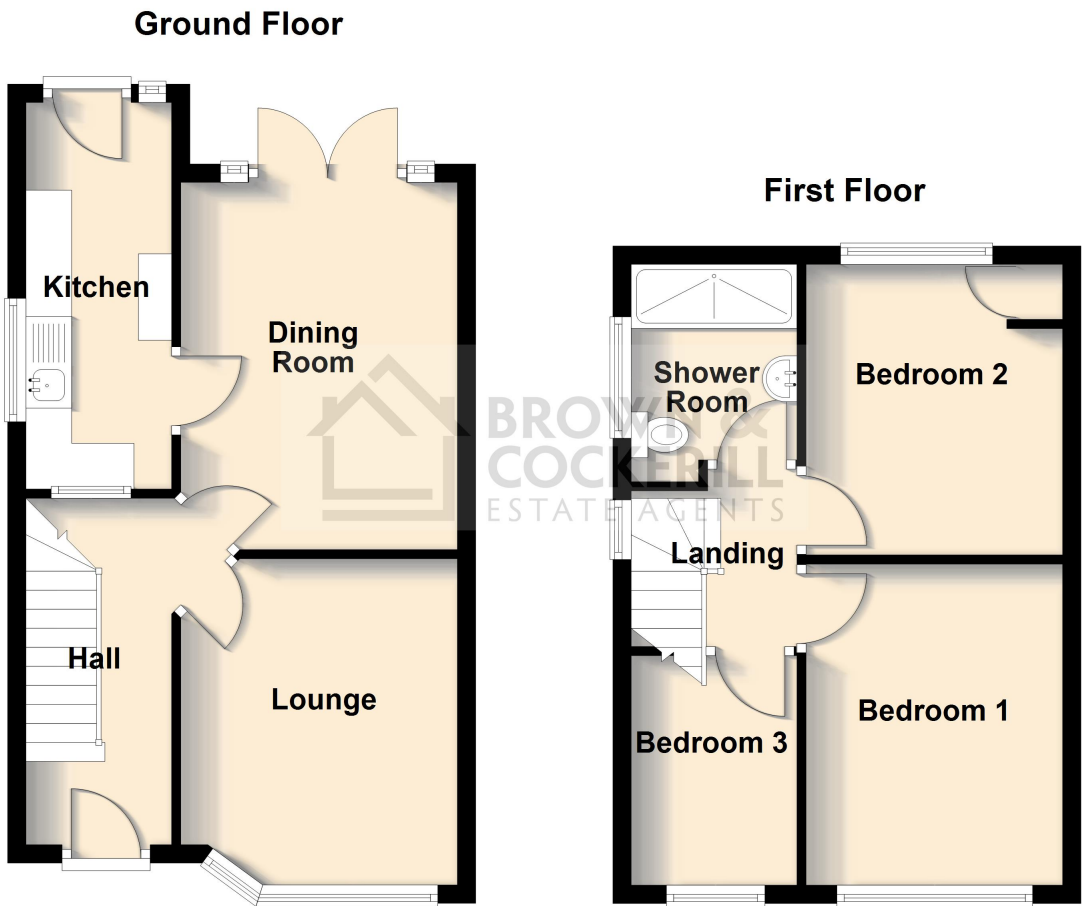
Ground Floor

Entrance Hall
12' 1" x 5' 3" (3.68m x 1.60m)
Lounge
12' 5" into bay x 9' 10" (3.78m into bay x 3.00m)
Dining Room
12' 10" max. x 9' 6" (3.91m max. x 2.90m)
Kitchen
13' 10" x 5' 6" (4.22m x 1.68m)

First Floor

Landing
6' 6" x 6' 0" (1.98m x 1.83m)
Bedroom One
12' 6" x 9' 2" (3.81m x 2.79m)
Bedroom Two
10' 3" x 9' 2" (3.12m x 2.79m)
Bedroom Three
8' 11" x 6' 1" (2.72m x 1.85m)
Shower Room
7' 5" x 5' 9" (2.26m x 1.75m)

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.