



20 DUNNERDALE

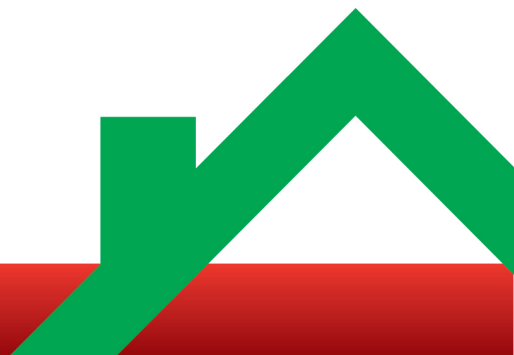
BROWNSOVER  
RUGBY  
WARWICKSHIRE  
CV21 1QA

Offers Over £210,000 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 three bedroom end of terraced property located on the northern outskirts of Rugby town centre. The property is of standard brick built construction with a tiled roof.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarkets, medical centre, excellent local schooling and extensive shopping facilities at the nearby Elliott's Field and Junction One retail parks.

There are excellent commuter transport links to the surrounding M1/M6/A5 and A14 Midland road and motorway networks and Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston 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, lounge with useful under stairs storage cupboard and a kitchen/dining room with a tiled floor and patio door opening onto the rear garden. There is space for a cooker and upright fridge/freezer an space and plumbing for an automatic washing machine.

To the first floor, there is a landing with access to loft space and a storage cupboard, three well proportioned bedrooms and a family bathroom fitted with a bath with shower over, wash hand basin and low level w.c.

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 good sized driveway providing off road parking for three/four vehicles and a lawned area with a bush border. The rear garden is enclosed by timber fencing to the boundaries and has a patio area to the immediate rear. There is a further patio area and the remainder of the garden is laid to lawn with various trees, plants and shrubs. There is an ornamental garden pond, external water connection and two wooden garden sheds.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 61 m<sup>2</sup> (656 ft<sup>2</sup>).

AGENTS NOTES

Council Tax Band 'B'.  
Estimated Rental Value: £950 pcm approx.  
What3Words: ///congratulations.chins.school

MORTGAGE & LEGAL ADVICE

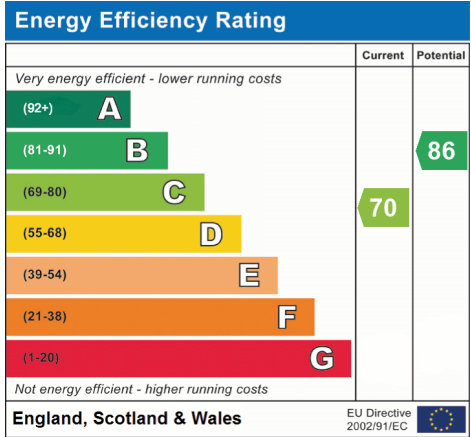
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.  
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Three Bedroom End of Terrace Property**
- **Located North of Rugby with Excellent Transport Links**
- **Lounge and Fitted Kitchen**
- **First Floor Family Bathroom with Three Piece Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Driveway Providing Off Road Parking**
- **Enclosed Rear Garden**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

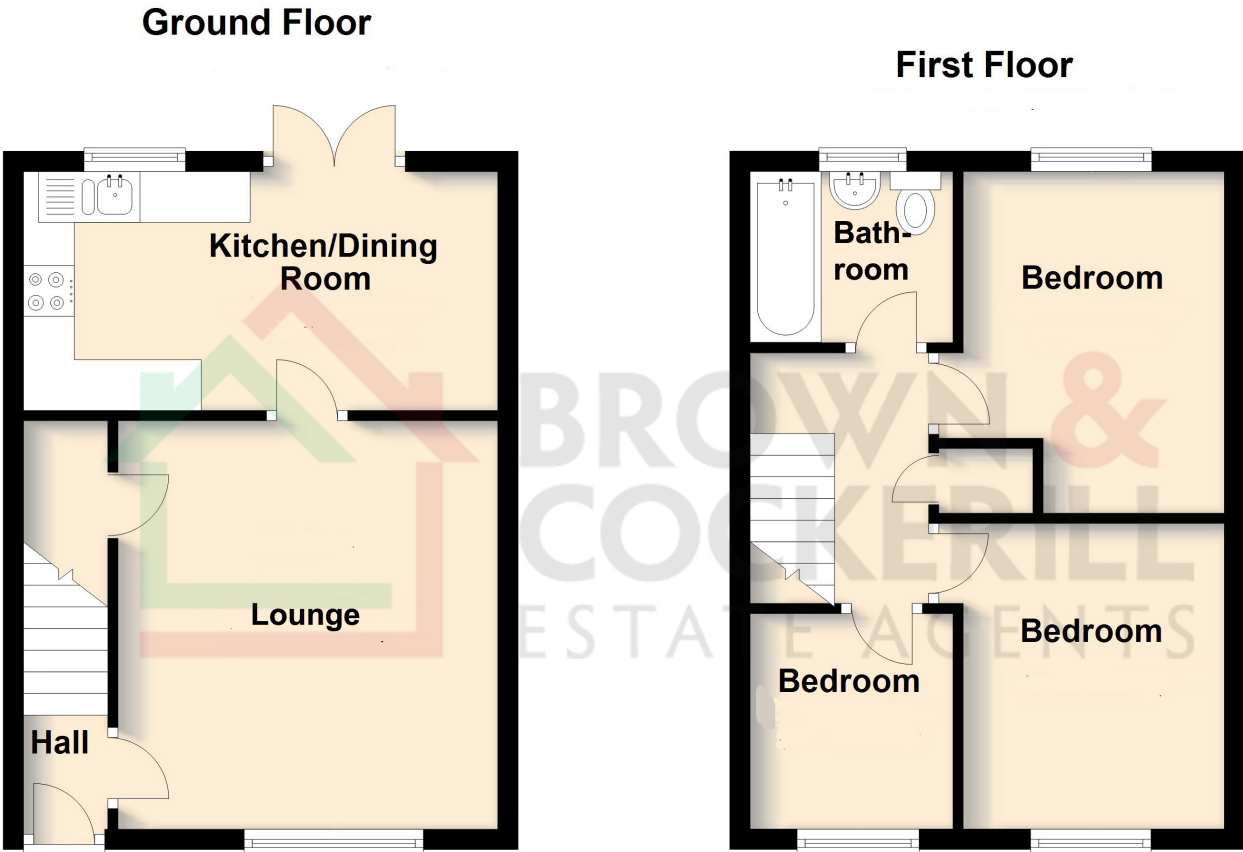
Ground Floor

**Lounge**  
13' 0" x 12' 2" (3.96m x 3.71m)  
**Kitchen/Dining Room**  
15' 3" x 7' 5" (4.65m x 2.26m)  
**First Floor**

**Bedroom One**  
11' 0" x 8' 5" (3.35m x 2.57m)

**Bedroom Two**  
10' 11" x 8' 5" (3.33m x 2.57m)  
**Bedroom Three**  
7' 4" x 6' 5" (2.24m x 1.96m)  
**Family Bathroom**  
6' 5" x 5' 5" (1.96m x 1.65m)

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.