



2 HUGHES CLOSE

£340,000 Freehold

RUGBY
WARWICKSHIRE
CV21 1NT



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three bedroom detached family home which is conveniently located for Rugby town centre and railway station.

Located just off Technology Drive, the property is ideally situated within easy walking distance of Rugby College, the extensive range of shopping facilities on offer at the Elliott's Field and Junction One retail parks and Tesco supermarket.

Rugby railway station operates a mainline intercity services to both Birmingham New Street and London Euston in under an hour and there is easy commuter access to the surrounding M1/M6 and A5 and A14 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 a living room with Upvc French doors opening onto the rear garden. The kitchen/dining room is fitted with an oven and hob with extractor over; Upvc French doors opening onto the rear garden and a useful storage cupboard (6' 0" x 3' 0" (1.83m x 0.91m)). The ground floor cloakroom/w.c. is fitted with a modern white suite to include a pedestal wash hand basin and low level w.c.

To the first floor, the spacious landing has a useful storage cupboard and gives access to the master bedroom which has fitted wardrobes and an en-suite shower room fitted with a modern three piece white suite to include a double shower cubicle, pedestal wash hand basin and low level w.c. There are two further well proportioned bedrooms with bedroom two also having fitted wardrobes. The family bathroom is fitted with a modern three piece white suite with mixer shower attachment over the bath, pedestal wash hand basin, low level w.c. and heated towel rail.

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

Externally, the property is located off a private road. To the front, there is a tarmacadam tandem driveway providing off road parking for two vehicles and the enclosed rear garden has a paved patio area to the immediate rear which is ideal for al fresco dining/entertaining with the remainder being laid to lawn.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 87 m² (936 ft²).

AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1300 pcm approx.

What3Words: ///class.dragon.camera

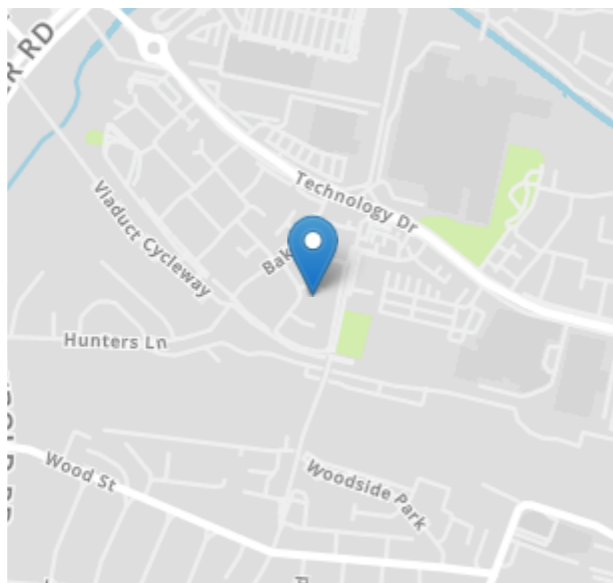
MORTGAGE & LEGAL ADVICE

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 Detached Family Home
- Conveniently Located for Rugby Town Centre and Railway Station
- Living Room with French Doors Opening onto Rear Garden and Ground Floor Cloakroom/W.C.
- Fitted Kitchen/Dining Room with Oven, Hob and French Doors to Rear
- En-Suite to Master Bedroom and First Floor Family Bathroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Off Road Parking
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(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

17' 2" x 7' 2" (5.23m x 2.18m)

Living Room

17' 2" x 10' 0" (5.23m x 3.05m)

Kitchen/Dining Room

17' 2" x 8' 11" (5.23m x 2.72m)

Ground Floor Cloakroom/W.C.

5' 9" x 3' 4" (1.75m x 1.02m)

First Floor

Landing

12' 0" x 7' 1" (3.66m x 2.16m)

Bedroom One

12' 4" x 9' 0" (3.76m x 2.74m)

En-Suite Shower Room

9' 0" x 5' 0" (2.74m x 1.52m)

Bedroom Two

10' 2" x 10' 0" (3.10m x 3.05m)

Bedroom Three

10' 2" x 6' 10" (3.10m x 2.08m)

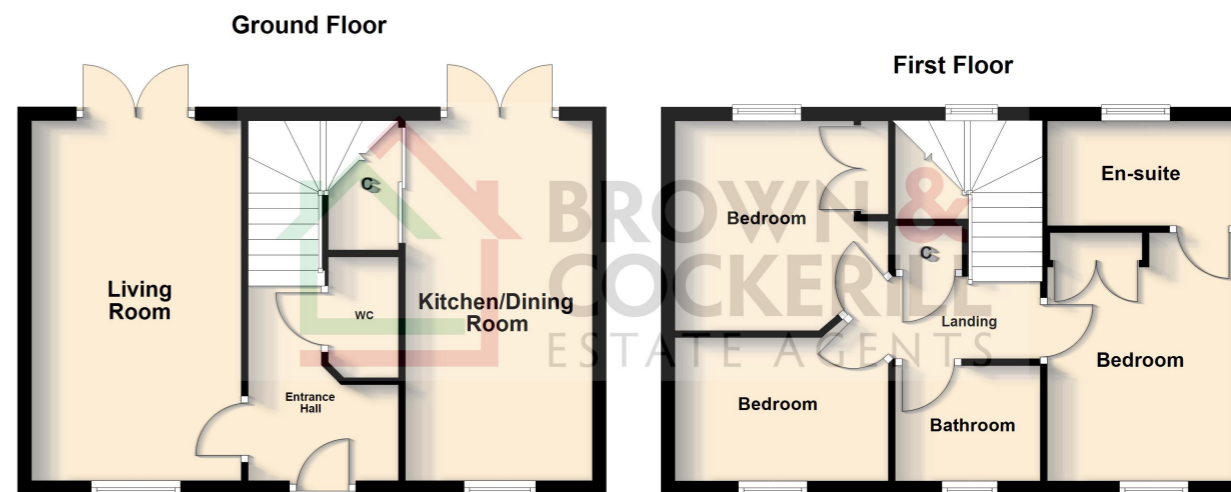
Family Bathroom

7' 1" x 6' 2" (2.16m x 1.88m)

cup

6' 0" x 3' 0" (1.83m x 0.91m)

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.