



65 COTON PARK DRIVE

£290,000 Freehold

COTON PARK
RUGBY
WARWICKSHIRE
CV23 0WL



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 four bedroom mid mews townhouse built by Messrs Westbury/Persimmon Homes in 2003 and located within the popular residential estate of Coton Park to the north of Rugby town centre.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarkets, public house/restaurant and Elliott's Field retail park. Excellent commuter access is available to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

The property is of traditional block & brick construction and offers spacious and versatile accommodation set over three floors. In brief, this comprises of an entrance hall, ground floor cloakroom/w.c., dining room and a fitted kitchen/breakfast room with integrated hob and oven.

To the first floor is the principal lounge and master bedroom with built-in wardrobes and an en-suite shower room.

To the second floor there are three further bedrooms (two with built-in wardrobes) and a family bathroom with a modern white suite.

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

Externally, there is vehicular access to the rear which leads to a block paved driveway and a single garage.

The enclosed rear garden is laid to lawn with timber deck to the immediate rear which provides an ideal al-fresco dining and entertaining space.

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

Gross internal area: 1195ft² (111m²).

AGENTS NOTES

Council Tax Band 'D'.
What3Words: ///cone.shark.goals

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 Four Bedroom Three Storey Townhouse
- Ground Floor Cloakroom/W.C., Dining Room
- Kitchen/Breakfast Room with Fitted Hob & Oven
- First Floor Lounge, Master Bedroom with En-Suite Shower Room
- Three Bedrooms & Bathroom to the Second Floor
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Off Road Parking, Garage, Enclosed Rear Garden
- No Onward Chain, Early Viewing Advised



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	76	
(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
14' 2" x 5' 6" (4.32m x 1.68m)
Cloakroom/W.C.
4' 6" x 3' 9" (1.37m x 1.14m)
Dining Room
9' 10" x 9' 1" (3.00m x 2.77m)
Kitchen/Breakfast Room
15' 0" x 12' 8" (4.57m x 3.86m)
First Floor
Lounge
15' 0" x 12' 5" max. (4.57m x 3.78m max.)

Bedroom One

12' 0" x 9' 7" (3.66m x 2.92m)

En-Suite Shower Room

5' 9" x 5' 2" (1.75m x 1.57m)

Second Floor

Bedroom Two

9' 11" x 8' 1" (3.02m x 2.46m)

Bedroom Three

12' 5" x 8' 1" (3.78m x 2.46m)

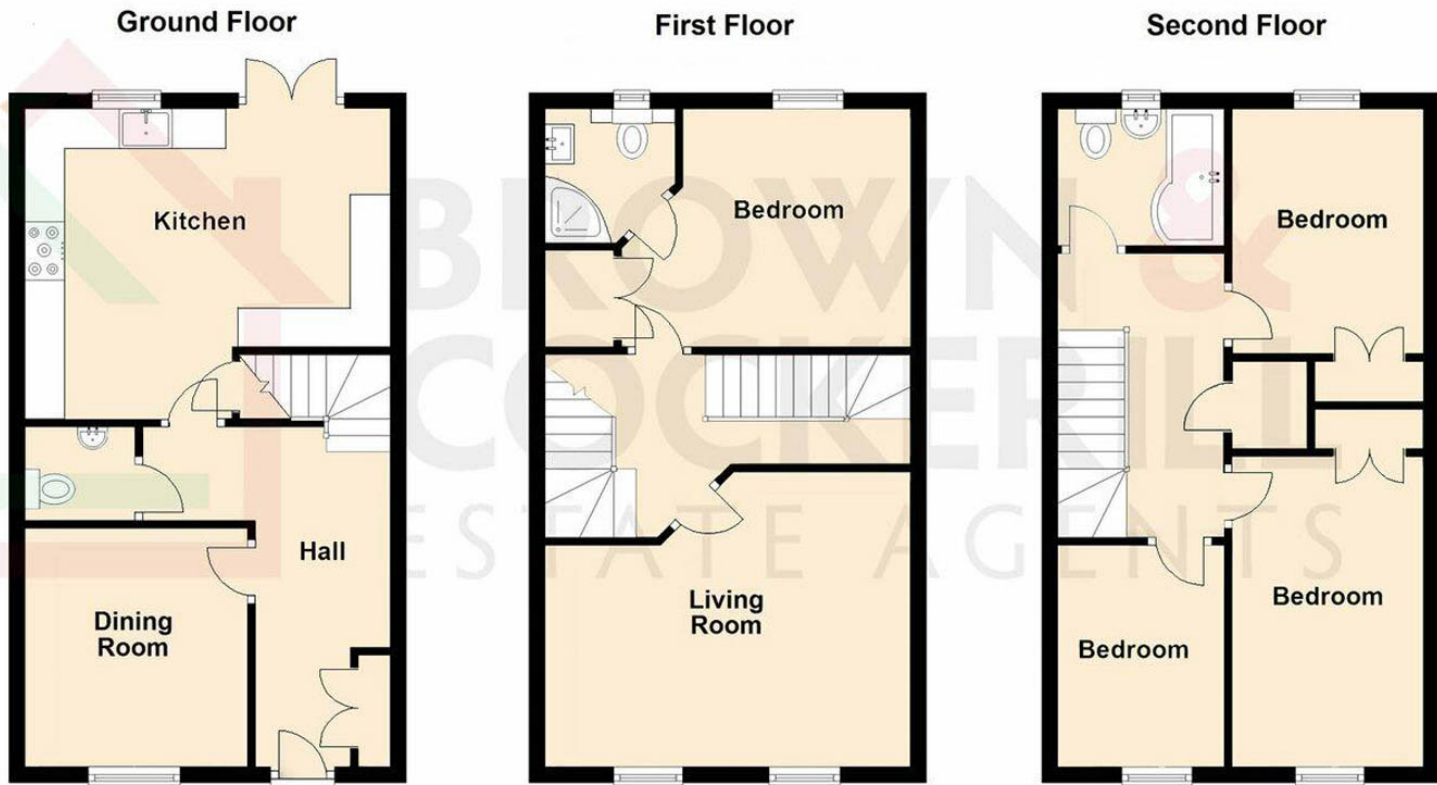
Bedroom Four

9' 0" x 6' 8" (2.74m x 2.03m)

Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

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.