



31 NASEBY ROAD

£240,000 Freehold

SOUTHFIELDS ESTATE
RUGBY
WARWICKSHIRE
CV22 5NH



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended two bedroom semi detached property located on the sought after residential estate of Southfields, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets, bus routes to Rugby town centre and there is excellent local schooling for all ages.

The property is conveniently situated for easy commuter access to M1/M6/A5 and A14 road and motorway networks and Rugby railway station operates 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, the property is accessed via a side entrance door leading into the entrance hall with stairs rising to the first floor landing. There is a lounge and ground floor cloakroom/w.c. fitted with a pedestal wash hand basin, low level w.c. and houses the gas fired central heating boiler. The extended kitchen/dining room has a gas hob with oven beneath and extractor over, space and plumbing for appliances, under stairs storage and French doors opening out into the rear garden.

To the first floor, the landing gives access to the master bedroom which has built in wardrobes and a further well proportioned bedroom with a large airing cupboard. The fully tiled family bathroom is fitted with a four piece white suite to include a panelled bath with shower attachment, separate corner shower cubicle, vanity unit with inset wash hand basin and low level w.c.

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

Externally, to the front of the property is a stoned driveway providing off road parking for two vehicles and has side pedestrian access to the rear. The rear garden is enclosed by timber fencing and hedging to the boundaries and is predominantly laid to lawn with a paved patio area to the immediate rear. At the far end of the garden, there is a timber pedestrian gate giving access to the detached garage which has been converted into a cinema room.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 81 m² (871 ft²).

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///metro.flash.palms

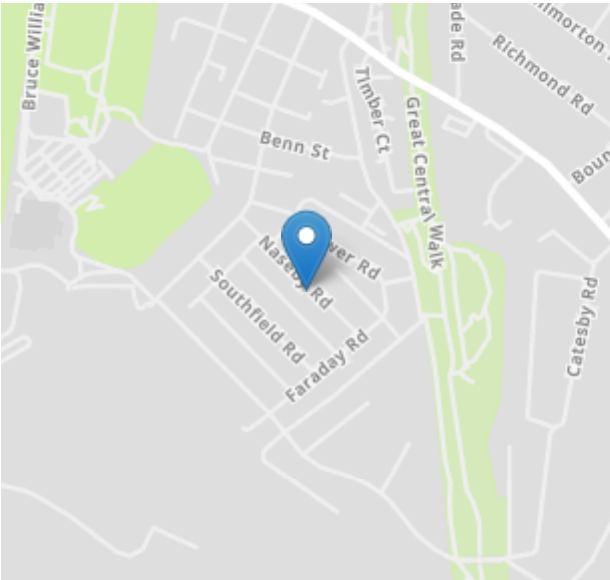
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

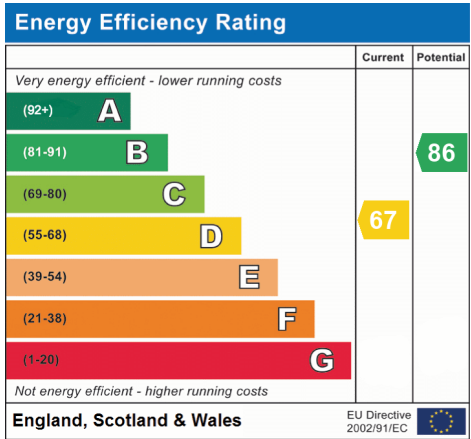
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- An Extended Two Bedroom Semi Detached Property
- Sought After Residential Location
- Lounge and Ground Floor Cloakroom/W.C.
- Extended Kitchen/Dining Room with Oven, Hob and French Doors to Rear
- First Floor Family Bathroom with Four Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, Off Road Parking and Converted Garage
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall

5' 10" x 3' 2" (1.78m x 0.97m)

Lounge

14' 11" x 11' 5" (4.55m x 3.48m)

Extended Kitchen/Dining Room

19' 6" maximum x 14' 2" maximum (5.94m maximum x 4.32m maximum)

Ground Floor Cloakroom/W.C.

4' 9" x 3' 2" (1.45m x 0.97m)

First Floor

Landing

5' 9" maximum x 5' 8" maximum (1.75m maximum x 1.73m maximum)

Bedroom One

14' 11" x 11' 5" (4.55m x 3.48m)

Bedroom Two

10' 6" maximum x 6' 1" maximum (3.20m maximum x 1.85m maximum)

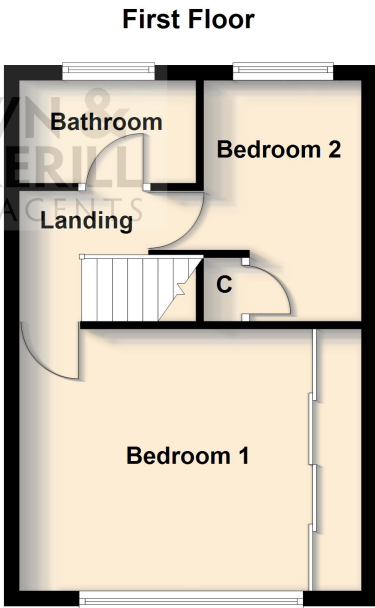
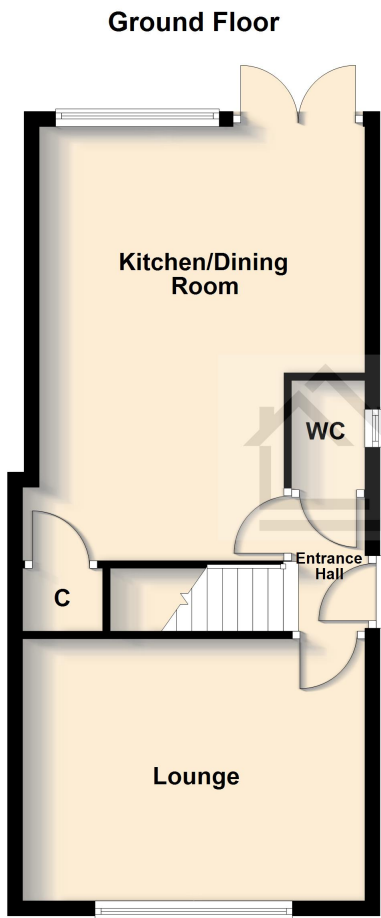
Family Bathroom

7' 6" x 4' 10" (2.29m x 1.47m)

Externally

Converted Garage

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.