



28 BERRYBANKS

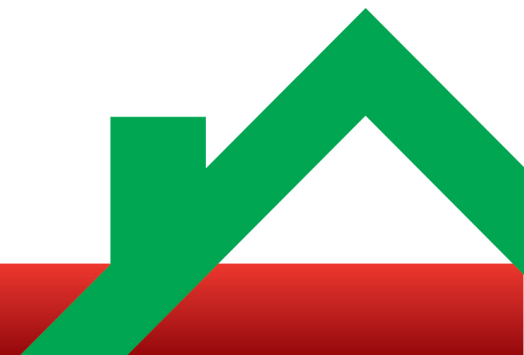
£299,950 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7JJ



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 semi-detached home located in a quiet cul-de-sac in the sought-after residential area of Bilton, Rugby which is located on the south-western outskirts of Rugby town centre.

There are a comprehensive range of amenities available within the immediate area to include a parade of shops and stores, excellent schooling for all ages and bus routes to Rugby town centre. Nearby Bilton village offers more comprehensive facilities to include two supermarkets, two public houses, a butchers, post office and numerous independent shops.

Built in 2006, the property offers accommodation set over two floors which in brief comprises of an entrance hall, ground floor cloakroom/w.c. lounge with feature fireplace, dining room and a kitchen/breakfast room with fitted hob and oven.

To the first floor, there are there well-proportioned bedrooms, a family bathroom with modern white suite and an en-suite shower room to the master bedroom.

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

Externally there is a driveway providing off road parking to the side with access to a single garage.

The enclosed rear garden is laid to lawn with a paved patio area to the immediate rear and is not overlooked.

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

Gross internal area: 108m<sup>2</sup> (1162ft<sup>2</sup>)

## AGENTS NOTES

Local Authority: Rugby Borough Council

Council Tax Band: 'D'

All mains services are connected

What3Words: ///blankets.rumble.premature

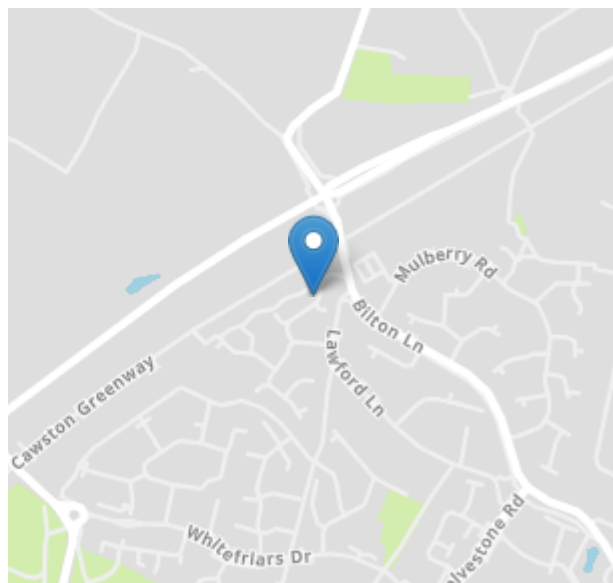
## MORTGAGE & LEGAL ADVICE

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 Semi Detached Family Home**
- **Lounge with Feature Fireplace, Dining Room**
- **Kitchen/Breakfast Room with Gas Hob & Oven**
- **Ground Floor Cloakroom/W.C.**
- **En-Suite Shower Room to Master Bedroom**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Off Road Parking, Single 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Cloakroom/W.C.

7' 4" max x 2' 11" (2.24m max x 0.89m)

#### Lounge

14' 1" x 11' 1" (4.29m x 3.38m)

#### Dining Room

11' 0" x 6' 3" (3.35m x 1.91m)

#### Kitchen/Breakfast Room

13' 5" x 12' 2" (4.09m x 3.71m)

### First Floor

#### Bedroom One

12' 0" x 11' 4" (3.66m x 3.45m)

#### En-Suite Shower Room

7' 0" x 5' 2" (2.13m x 1.57m)

#### Bedroom Two

13' 6" x 9' 3" (4.11m x 2.82m)

#### Bedroom Three

10' 1" x 6' 3" (3.07m x 1.91m)

#### Family Bathroom

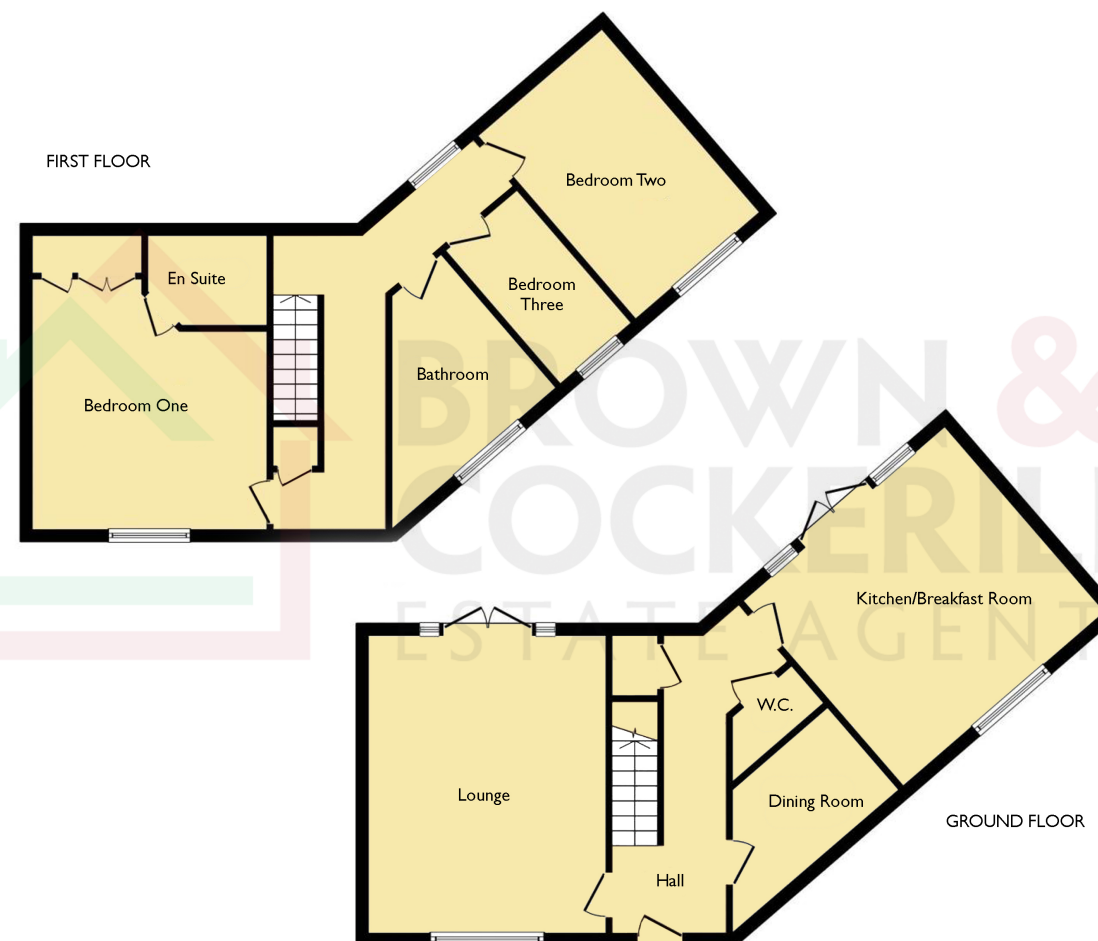
10' 1" x 7' 5" (3.07m x 2.26m)

### Externally

#### Garage

17' 4" x 8' 2" (5.28m x 2.49m)

## 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.