



28 BAGSHAW CLOSE

Guide Price £190,000 Leasehold

RYTON ON DUNSMORE
COVENTRY
WARWICKSHIRE
CV8 3EX



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached family home situated in Ryton on Dunsmore in the district of Warwickshire and ideally located for Coventry, Rugby, Kenilworth and Leamington Spa.

The property is conveniently located for range of amenities including a local shop, two pubic houses, church and a hot food take away outlet. There is easy access for commuters to the A45 and connecting road and motorway networks.

In brief, the accommodation comprises of an entrance hall, lounge/dining room with feature fireplace, fitted kitchen, ground floor cloakroom/w.c. and conservatory.

To the first floor there are three well proportioned bedrooms and a family bathroom with a three piece white suite.

Externally, the rear garden is predominantly laid to lawn with various shrubs and plants. To the front is a garden laid to lawn with a driveway providing off road parking and leading to a single integral garage.

The property is in need of some modernisation and is being offered for sale with no onward chain/cash buyers only.

Gross Internal Area: approx. 84 m² (904 ft²).

Tenure: Leasehold - 41 years 7 months remaining on the lease.

Ground Rent: £15 per annum.

AGENTS NOTES

Tenure: Leasehold.
Local Authority: Rugby Borough Council.
Council Tax Band 'C'.

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 Semi Detached Family Home**
- **In Need of Some Modernisation**
- **Lounge/Dining Room and Conservatory**
- **Fitted Kitchen and Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Off Road Parking and Garage**
- **No Onward Chain and Cash Buyers Only**

ROOM DIMENSIONS

Ground Floor

Entrance Hall

9' 3" x 3' 5" (2.82m x 1.04m)

Lounge/Dining Room

21' 0" x 11' 11" (6.40m x 3.63m)

Kitchen

11' 8" x 10' 5" (3.56m x 3.17m)

Conservatory

10' 5" x 9' 5" (3.17m x 2.87m)

First Floor

Bedroom One

12' 5" x 10' 9" (3.78m x 3.28m)

Bedroom Two

13' 0" x 8' 6" (3.96m x 2.59m)

Bedroom Three

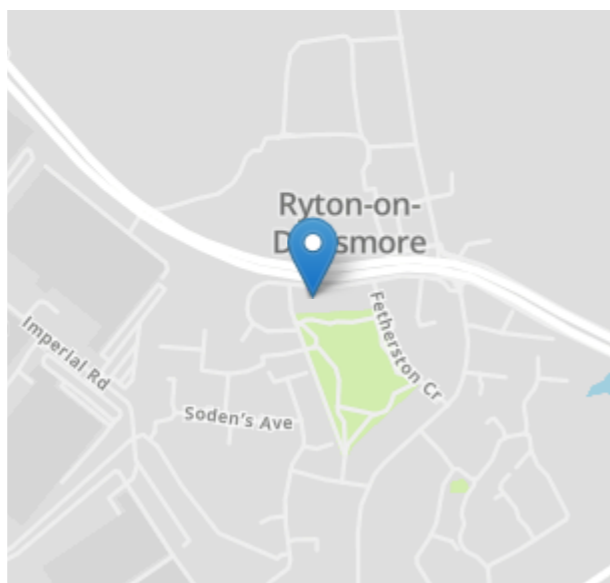
10' 9" x 9' 4" (3.28m x 2.84m)

Bathroom

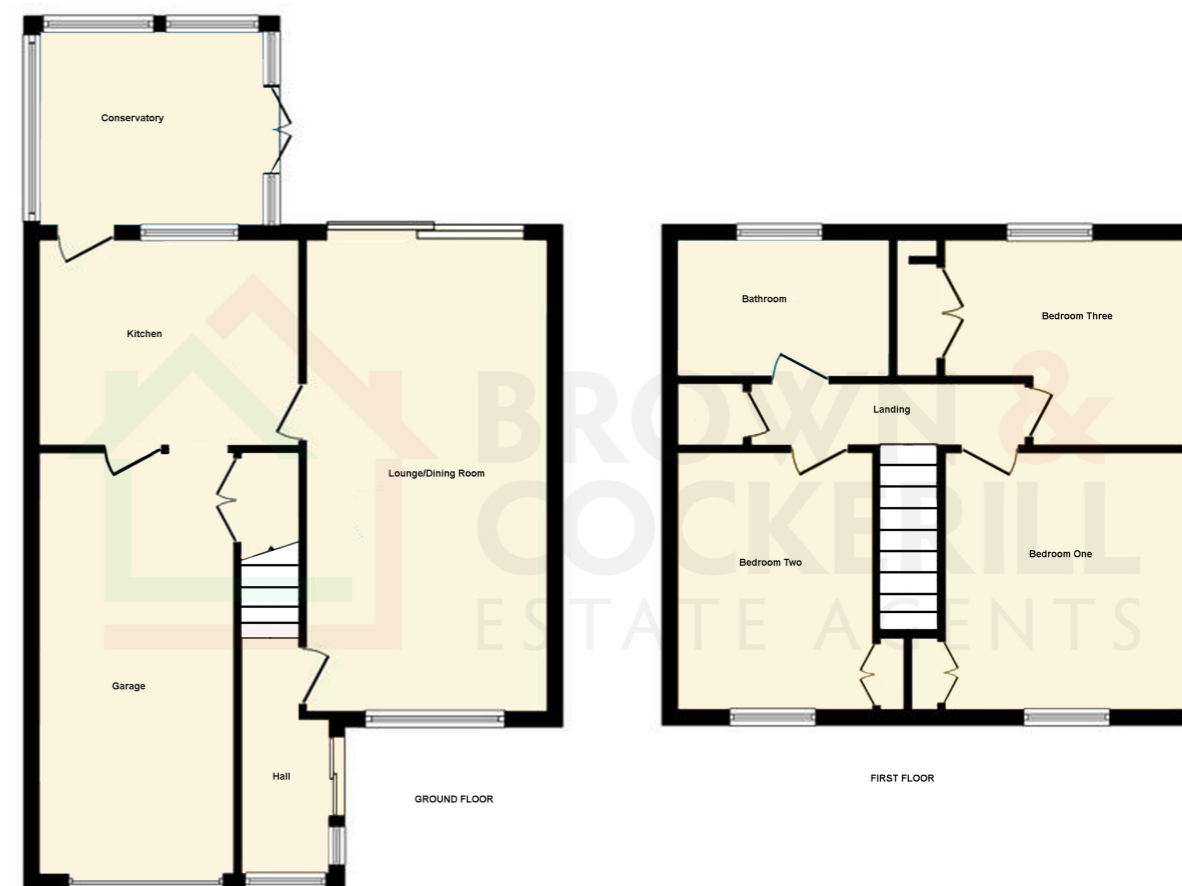
9' 9" x 7' 1" (2.97m x 2.16m)

Externally

Single Integral Garage



FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.