



12 ARUNDEL WAY

CAWSTON GRANGE
RUGBY
WARWICKSHIRE
CV22 7TU

£340,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this attractive four bedroom three storey townhouse located within a quiet location in the sought after residential area of Cawston Grange, Rugby. The property is built by William Davis Homes to a traditional brick construction with a tiled roofing.

There are a range of local amenities to include a parade of shops and stores, hot food take away outlets and recreational parks. Bilton village is within walking distance and offers a more comprehensive range of shops and amenities to include a butchers, two public houses, two major chain supermarkets, bus routes to Rugby town centre and excellent local schooling for all ages.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy commuter access to the M1, M45 and A45 road and motorway networks.

The spacious family home offers versatile accommodation set over three floors and in brief comprises of an entrance hall with stairs rising to the first floor, ground floor shower room comprising of a shower cubicle, wash hand basin, low level w.c. and heated towel rail, bedroom four/second reception room with French doors opening onto the rear garden and a utility room.

To the first floor there is a landing with a storage cupboard and stairs rising to the second floor; a kitchen/dining room with integrated double oven with four ring gas hob and extractor over, integrated microwave, fridge/freezer and dishwasher and a lounge with a Juliet balcony overlooking the front elevation.

To the second floor, the master bedroom has fitted wardrobes and benefits from an en-suite shower room fitted with a shower cubicle, wash hand basin, low level w.c., heated towel rail and shaving point, the second bedroom has fitted wardrobes, a further bedroom and family bathroom fitted with a contemporary tiled three piece suite.

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

Externally, to the front of the property is a driveway providing off road parking and leading to the single garage. The enclosed rear garden is predominantly laid to lawn with a wooden decking area ideal for al-fresco dining/entertaining and a paved pathway leading to a pedestrian gate giving access to the front of the property.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 124 m² (1334 ft²).

AGENTS NOTES

Council Tax Band 'E'.

Estimated Rental Value: TBC.

What3Words: ///corrosive.nest.eternity

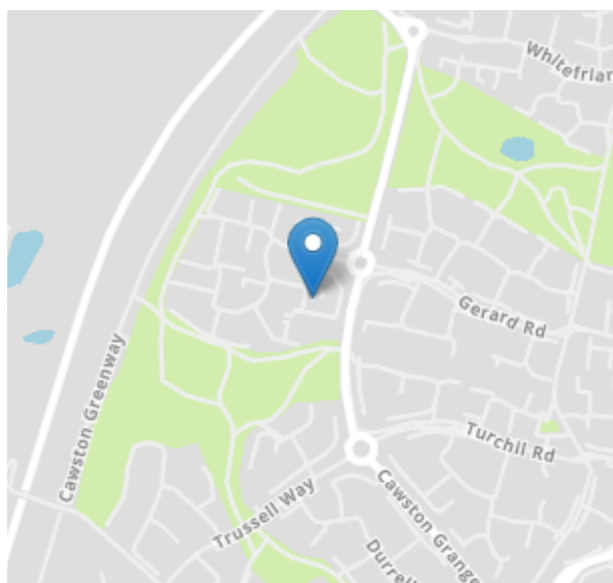
MORTGAGE & LEGAL ADVICE

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 Attractive Four Bedroom Three Storey Townhouse
- Popular Residential Location
- Ground Floor Shower Room, En-Suite to Master Bedroom and Further Family Bathroom
- Modern Fitted Kitchen with Integrated Appliances
- Spacious Lounge with Juliet Balcony
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Garage and Off Road Parking
- Early Viewing Considered Essential



ROOM DIMENSIONS

Ground Floor

Entrance Hall

22' 11" x 4' 11" (6.99m x 1.50m)

Ground Floor Shower Room

11' 3" x 3' 3" (3.43m x 0.99m)

Bedroom Four/Second Reception

12' 2" x 8' 4" (3.71m x 2.54m)

Utility Room

7' 11" x 5' 10" (2.41m x 1.78m)

First Floor

Kitchen/Dining Room

17' 8" x 16' 10" (5.38m x 5.13m)

Lounge

16' 10" x 11' 3" (5.13m x 3.43m)

Second Floor

Bedroom One

14' 10" x 11' 7" (4.52m x 3.53m)

En-Suite Shower Room

6' 0" x 5' 0" (1.83m x 1.52m)

Bedroom Two

11' 4" x 8' 9" (3.45m x 2.67m)

Bedroom Three

9' 2" x 7' 10" (2.79m x 2.39m)

Family Bathroom

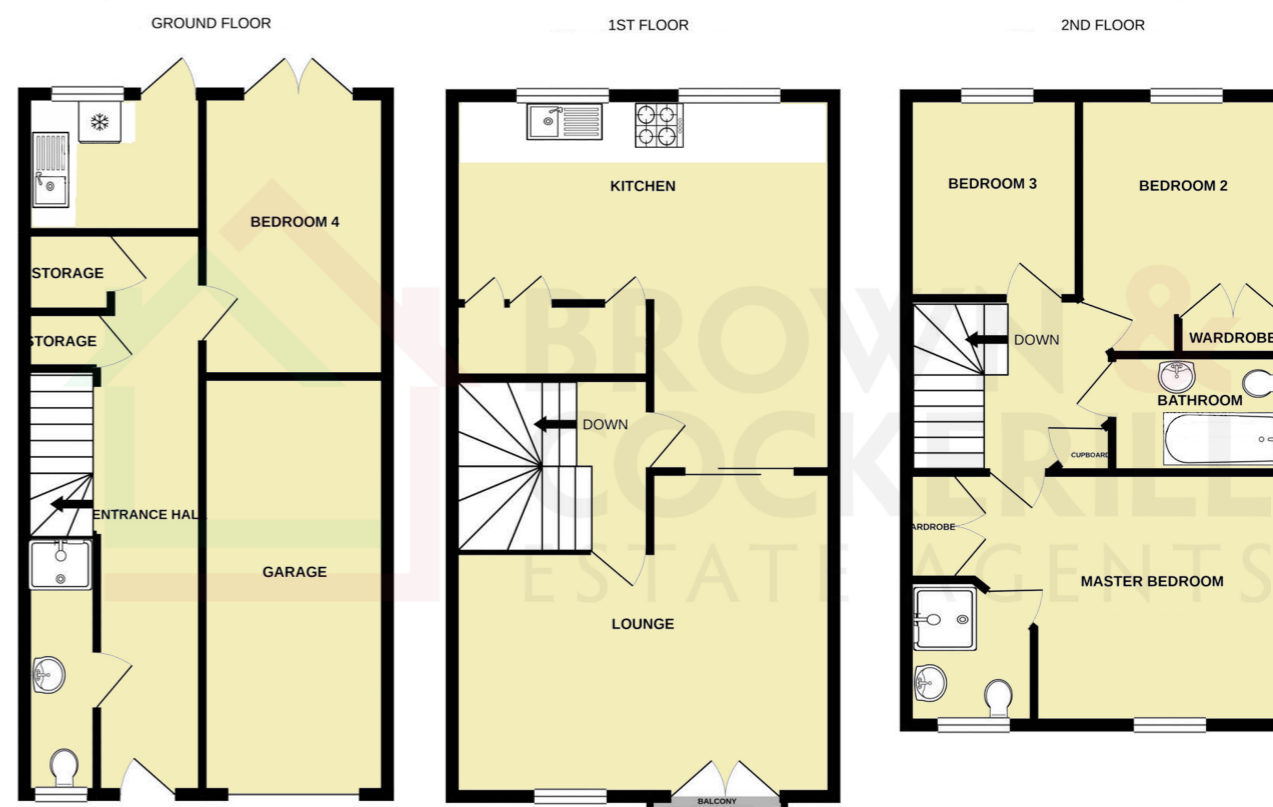
6' 7" x 5' 7" (2.01m x 1.70m)

Externally

Garage

16' 5" x 8' 7" (5.00m x 2.62m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	87
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.