

5 ASPEN ROAD

£375,000 Freehold

EDEN PARK  
RUGBY  
WARWICKSHIRE  
CV21 1SF



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 three storey semi detached townhouse situated on the popular residential development of Eden Park which is located to the north of Rugby town centre. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The accommodation is set over three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and there is a ground floor cloakroom/w.c. fitted with a modern white suite. There is an open plan kitchen/dining/living area which provides an ideal entertaining space.

To the first floor, the landing has stairs rising to the second floor and doors off to a lounge, the master bedroom with built in wardrobes and a modern en-suite shower room fitted with a white suite.

To the second floor, there is a landing with a large storage cupboard and doors off to three well proportioned bedrooms and a modern family bathroom fitted with a white suite.

The property benefits from solar panels, gas fired central heating to radiators and has Upvc double glazing throughout.

Externally, to the front of the property is a private courtyard area with plants and shrubs. The enclosed rear garden is predominantly laid to lawn with a patio area to the immediate rear and a further patio area offering an ideal al fresco dining/entertaining space. The garden is north/west facing with a pedestrian gate to the property frontage and external power and water connections. There is a further gate to the rear of the garden giving access to the garage where there is off road parking for two vehicle. The garage benefits from power and lighting being connected.

There are a range of amenities available within the immediate area to include local shops and stores, Elliott's Field and Junction One retail parks, Tesco and Aldi supermarkets and there is excellent local schooling for all ages.

The property is ideally situated for commuters with easy access to Rugby railway station which operates a mainline intercity service to Birmingham New Street and London Euston within an hour. There is also convenient access to the surrounding M1, M6, A5 and A14 road and motorway networks.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 129 m<sup>2</sup> (1388 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'E'.

Estimated Rental Value: £1500pcm approx.

What3Words: ///expect.leap.stared

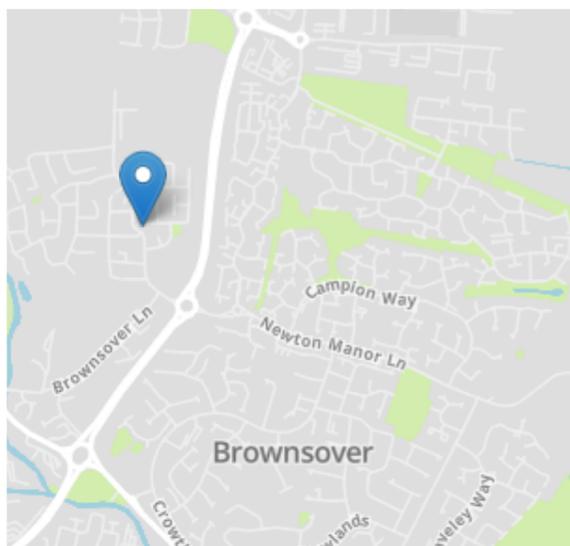
## MORTGAGE & LEGAL ADVICE

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 Semi Detached Townhouse**
- **Popular Residential Location North of Rugby Town Centre**
- **Kitchen/Living/Dining Area with French Doors to Rear Garden, Ground Floor Cloakroom/W.C.**
- **First Floor Lounge and Master Bedroom with En-Suite**
- **Three Bedrooms and Family Bathroom to Second Floor**
- **Solar Panels, Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

11' 9" maximum x 7' 7" maximum (3.58m maximum x 2.31m maximum)

#### Ground Floor Cloakroom/W.C.

6' 7" x 3' 3" (2.01m x 0.99m)

#### Open Plan Kitchen/Dining/Living Area

Kitchen Area: 13' 4" x 8' 8" (4.06m x 2.64m)

Dining/Living Area: 16' 7" x 15' 2" (5.05m x 4.62m)

### First Floor

#### Landing

9' 6" x 3' 8" (2.90m x 1.12m)

#### Lounge

16' 7" maximum x 12' 10" maximum (5.05m maximum x 3.91m maximum)

#### Bedroom One

13' 5" maximum x 12' 1" maximum (4.09m maximum x 3.68m maximum)

### En-Suite Shower Room

6' 8" maximum x 6' 7" maximum (2.03m maximum x 2.01m maximum)

### Second Floor

#### Landing

12' 0" x 3' 8" (3.66m x 1.12m)

#### Bedroom Two

12' 2" x 9' 0" (3.71m x 2.74m)

#### Bedroom Three

14' 1" maximum x 9' 1" (4.29m maximum x 2.77m)

#### Bedroom Four

9' 7" x 7' 4" (2.92m x 2.24m)

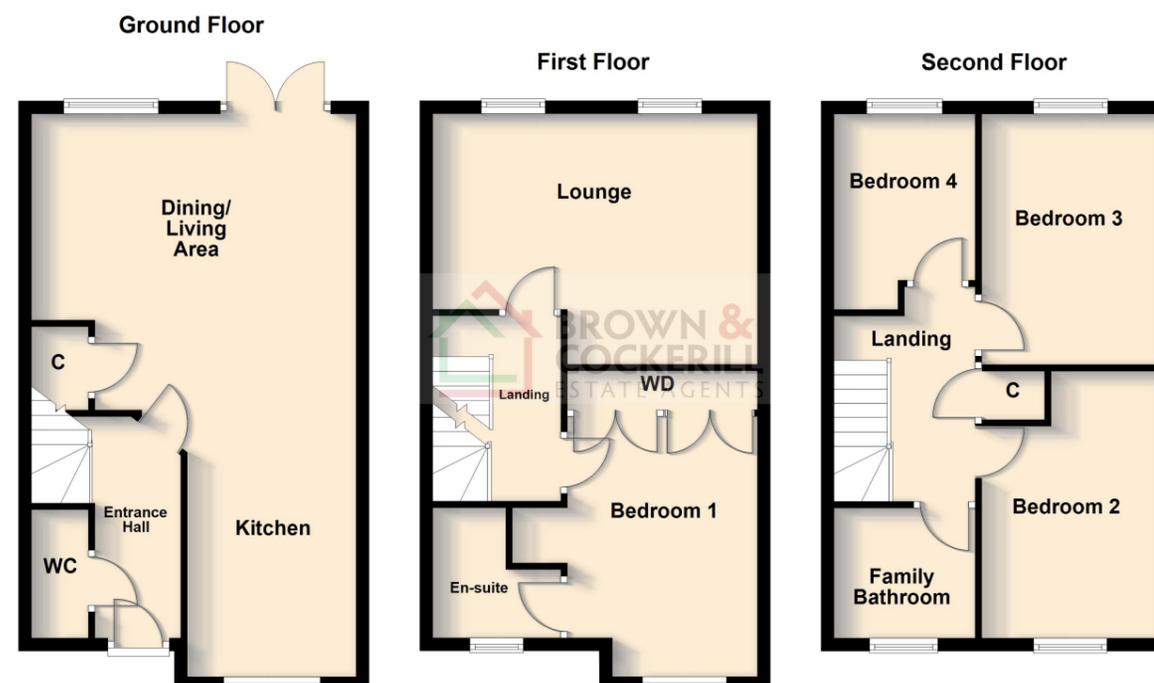
#### Family Bathroom

7' 3" x 6' 8" (2.21m x 2.03m)

### Externally

### Garage

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	94	94
(81-91)	<b>B</b>		
(69-80)	<b>C</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	

### 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.