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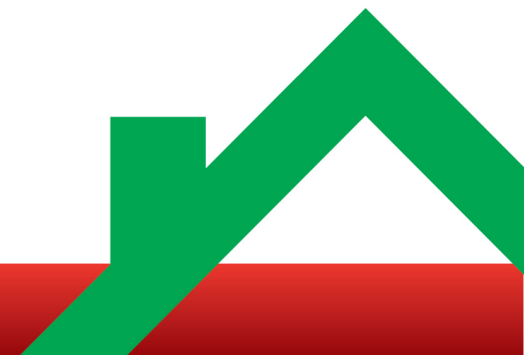
£340,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3PE



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/four bedroom detached family home with a converted garage and is conveniently located for Rugby town centre and Hillmorton. The property is of standard brick built construction with a tiled roof.

Rugby town centre offers a range of amenities to include local shops and stores, cafes and restaurants, public houses, churches of several denominations, supermarkets, recreational facilities and excellent local schooling for all ages. The Great Central Walk is a dismantled railway line and is now a beloved nature reserve which is open to walkers, cyclists, and runners.

Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour and there is easy commuter access to the M1/M6/A5 and A14 road and motorway networks.

In brief, the accommodation is set over two floors and comprises of an entrance hall with stairs rising to the first floor landing, ground floor cloakroom/w.c, lounge/dining room with sliding patio doors opening onto the conservatory which has French doors opening onto the rear garden. The kitchen has space for a Range cooker, extractor hood, space for fridge and freezer and space and plumbing for an automatic washing machine and dishwasher. The gas fired central heating boiler is located in the kitchen. The converted garage is currently used as a study/bedroom four.

To the first floor, there are three well proportioned bedrooms with the master having fitted wardrobes and bedroom three, a storage cupboard. The family bathroom is fitted with a modern three piece white 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 a lawned area. The enclosed rear garden has a paved patio to the immediate rear with the remainder of the garden laid to lawn. There are decorative slate chippings, external water connection and large metal garden shed.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

Council Tax Band 'D'.
Estimated Rental Value: £1400 pcm approx.
What3Words: ///narrow.down.sample

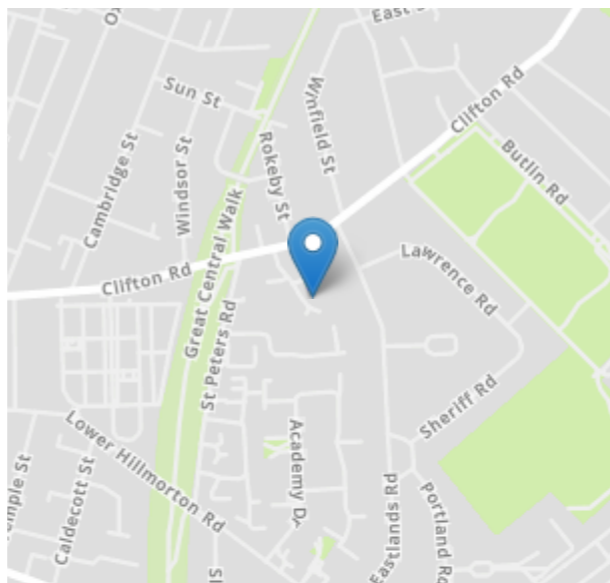
MORTGAGE & LEGAL ADVICE

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/Four Bedroom Detached Family Home with Converted Garage**
- **Conveniently Located for Rugby Town Centre and Hillmorton**
- **Lounge/Dining Room with Patio Doors to Conservatory**
- **Ground Floor Cloakroom/W.C..**
- **Kitchen and Converted Garage (Study/Bedroom Four)**
- **First Floor Family Bathroom with Three Piece Suite**
- **Off Road Parking and Enclosed Rear Garden**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

8' 4" x 2' 9" (2.54m x 0.84m)

Ground Floor Cloakroom/W.C.

4' 8" x 3' 5" (1.42m x 1.04m)

Lounge/Dining Room

13' 6" x 13' 6" (4.11m x 4.11m) Lounge Area

9' 7" x 8' 4" (2.92m x 2.54m) Dining Area

Kitchen

16' 9" x 10' 0" (5.11m x 3.05m)

Conservatory

13' 5" x 9' 9" (4.09m x 2.97m)

First Floor

Bedroom One

10' 6" maximum x 12' 2" (3.20m maximum x 3.71m)

Bedroom Two

10' 7" x 9' 1" (3.23m x 2.77m)

Bedroom Three

8' 9" x 7' 7" (2.67m x 2.31m)

Family Bathroom

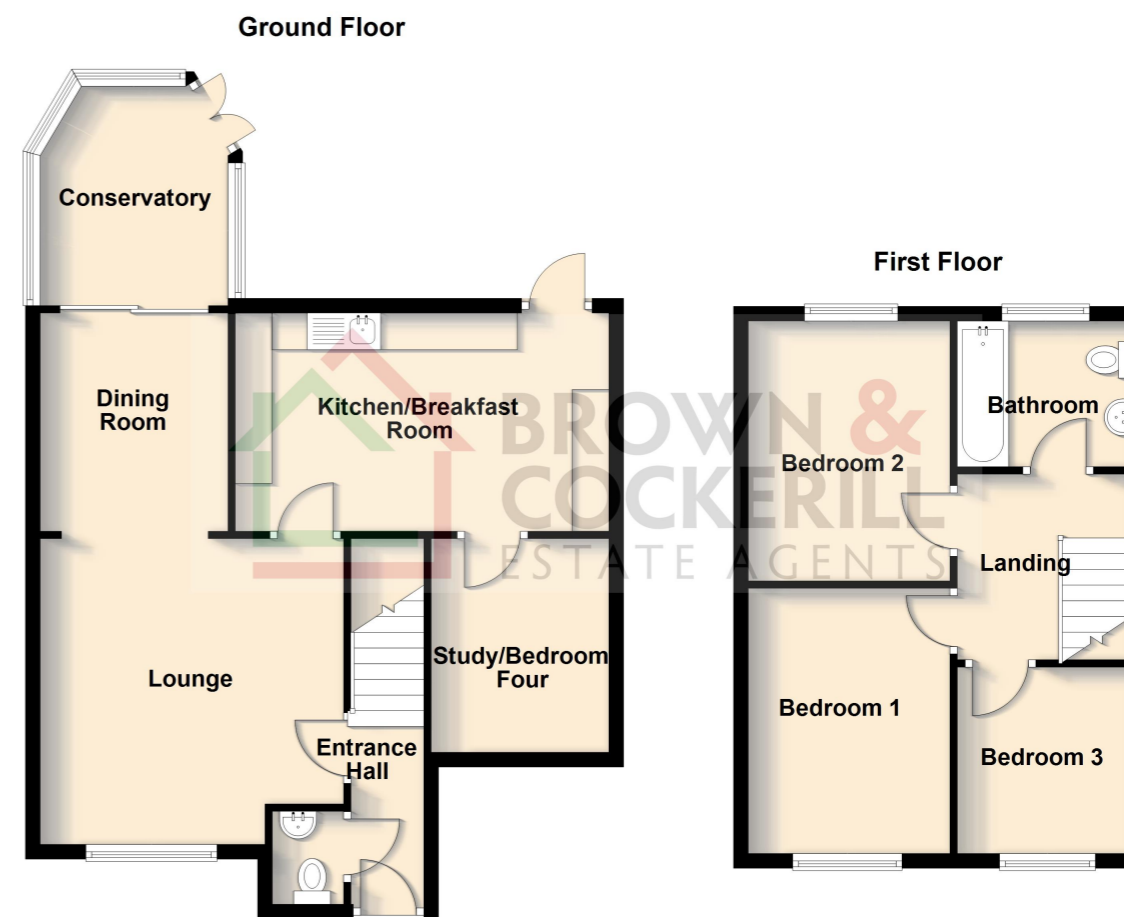
7' 0" x 6' 0" (2.13m x 1.83m)

Externally

Converted Garage/Study/Bedroom Four

8' 3" x 7' 8" (2.51m x 2.34m)

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.