



21 DONE CERCE CLOSE

Offers Over £245,000 Freehold

DUNCHURCH
RUGBY
WARWICKSHIRE
CV22 6NZ



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom family home situated in a quiet cul-de-sac location in the popular residential location of the village of Dunchurch on the south western outskirts of Rugby.

The property is of traditional brick construction and is within walking distance off all local village amenities to include a convenience store, hair and beauty salon, village church, public houses, variety of restaurants and Dunchurch Primary and Junior Schools and Bilton Grange Private School.

In brief, the property boasts ample storage and the accommodation comprises of an entrance hall, generously sized kitchen/dining room with electric oven, gas hob and extractor over and a well proportioned lounge.

To the first floor there is one spacious double bedroom and two single bedrooms. There is a family shower room with a wash hand basin, shower cubicle and a separate W.C.

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

Externally, there is a rear garden enclosed by timber fencing to the boundary and is predominantly laid to lawn with a paved patio area/seating area immediately to the rear providing an ideal al-fresco dining and entertaining space. To the front of the property there is a fore garden which is stoned and paved, a single garage and off road parking for two cars.

Early viewing is advised to avoid disappointment.

Gross Internal Area: approx. 78 m² (839 ft²).

AGENTS NOTES

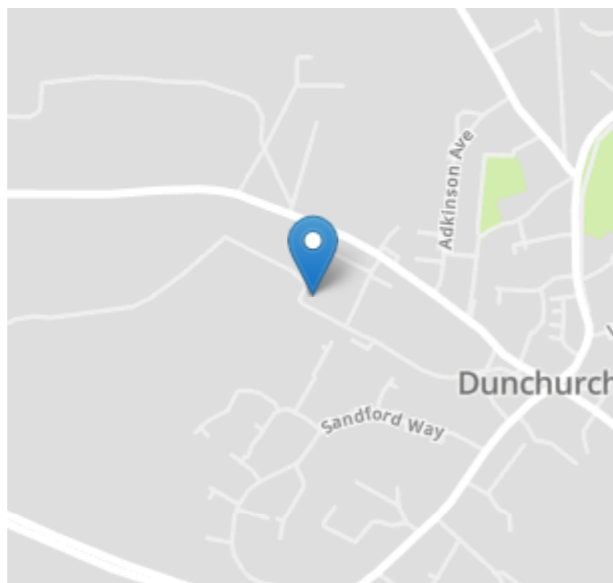
Council Tax Band 'B'.
 Estimated Rental Value: £1100 pcm approx.
 What3Words: ///absorb.souk.value

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 Spacious Three Bedroom Mid Terraced Family Home
- Quiet Cul-de-Sac in Popular Residential Location
- Well Proportioned Lounge
- Generously Sized Kitchen/Dining Room
- First Floor Family Shower Room with Separate W.C.
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Off Road Parking and Single Garage
- Rear Garden Enclosed by Timber Fencing



ROOM DIMENSIONS

Ground Floor

- Entrance Hall**
7' 8" x 5' 6" (2.34m x 1.68m)
- Kitchen/Dining Room**
22' 1" x 8' 6" (6.73m x 2.59m)
- Lounge**
15' 7" x 10' 6" (4.75m x 3.20m)
- First Floor**
- Bedroom One**
12' 9" x 8' 5" (3.89m x 2.57m)

Bedroom Two

15' 6" x 5' 3" (4.72m x 1.60m)

Bedroom Three

12' 8" x 5' 3" (3.86m x 1.60m)

Family Shower Room

5' 4" x 5' 4" (1.63m x 1.63m)

Separate W.C.

4' 6" x 2' 7" (1.37m x 0.79m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(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.