

9 GREAT BORNE

BROWNSOVER
RUGBY
WARWICKSHIRE
CV21 1SD

£175,000 Freehold



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom mid terraced property located in the popular residential area of Brownsover, 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.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarket, medical centre, excellent local schooling and extensive shopping facilities at the nearby Elliott's Field and Junction One retail parks.

There are excellent commuter and transport links to the surrounding M1/M6/A5 and A45 Midland road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under one hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with doors off to the lounge which has sliding patio doors opening onto the rear garden and an open staircase rising to the first floor landing. The kitchen has space and plumbing for appliances.

To the first floor, the landing has doors off to two bedrooms with bedroom one having a recessed storage area. There is a part tiled family bathroom fitted with a panelled bath, wash hand basin and low level w.c. with a cupboard housing the central heating boiler.

The property benefits from double glazing and gas fired central heating to radiators.

Externally, to the front is a tarmac driveway providing off road parking for one vehicle. The rear garden is enclosed by timber fencing to the boundaries with a patio area to the immediate rear of the property and steps up to a lawned area.

Early viewing is recommended to avoid disappointment and the property is being offered for sale with no onward chain.

AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £895 pcm approx.
What3Words: //asking.dusty.acid

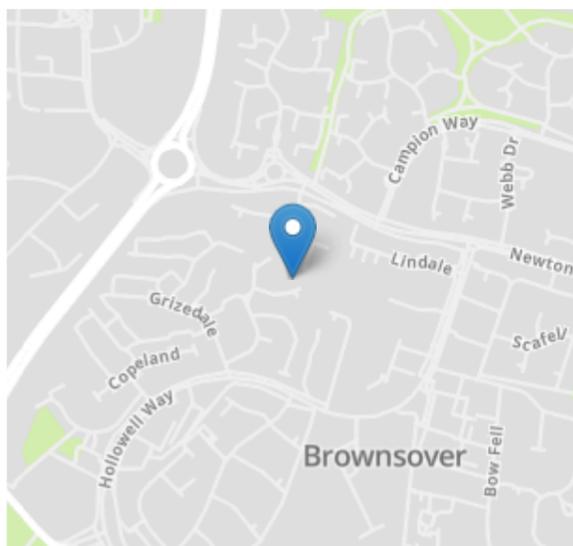
MORTGAGE & LEGAL ADVICE

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 Two Bedroom Mid Terraced Property
- Popular Residential Location
- Lounge with Patio Doors to Rear Garden
- Kitchen with Space and Plumbing for Appliances
- First Floor Part Tiled Family Bathroom
- Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Off Road Parking
- Early Viewing Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

6' 0" x 3' 9" (1.83m x 1.14m)

Lounge

15' 4" x 11' 11" (4.67m x 3.63m)

Kitchen

8' 7" x 7' 10" (2.62m x 2.39m)

First Floor

Landing

3' 0" x 3' 0" (0.91m x 0.91m)

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)

Bedroom Two

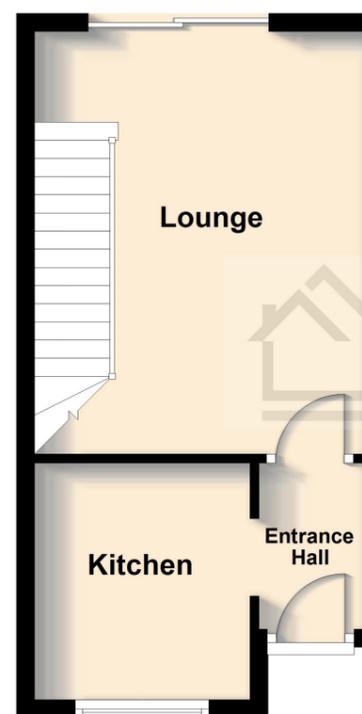
13' 9" x 5' 9" (4.19m x 1.75m)

Family Bathroom

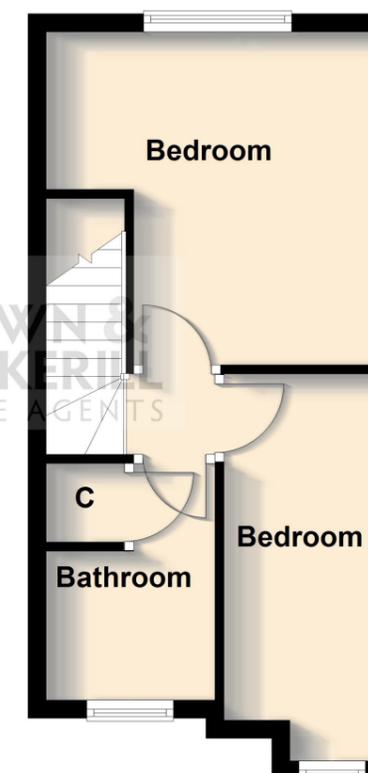
8' 9" x 6' 2" (2.67m x 1.88m)

FLOOR PLAN

Ground Floor



First Floor



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.