



**38 CLEMENT WAY**

**Guide Price £339,950 Freehold**

38 CAWSTON  
RUGBY  
WARWICKSHIRE  
CV22 7FH



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk





## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom detached property situated in the popular residential area of Cawston, Rugby.

There are a range of local amenities to include a parade of shops and stores and hot food take away outlet. Nearby Bilton village provides a more comprehensive selection of shops and amenities to include a butchers, two public houses, two major chain supermarkets, bus routes to Rugby town 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.

In brief the accommodation comprises of an entrance hall, ground floor cloakroom/w.c., spacious kitchen/breakfast room, dining room with French doors opening onto the rear garden and separate lounge with bay window.

To the first floor there is the master bedroom with built in wardrobes and an en-suite shower room with a white three piece suite, bedroom two with built in storage cupboard, two further bedrooms and a family bathroom with a three piece white suite.

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

Externally there is a small fore garden with paved pathway leading to the front entrance door. To the side of the property is a garden laid to lawn with a raised timber decked area and a driveway providing off road parking and giving access to the garage.

Early viewing is advised.

Gross Internal Area: approx. 109 m<sup>2</sup> (1173 ft<sup>2</sup>).

## AGENTS NOTES

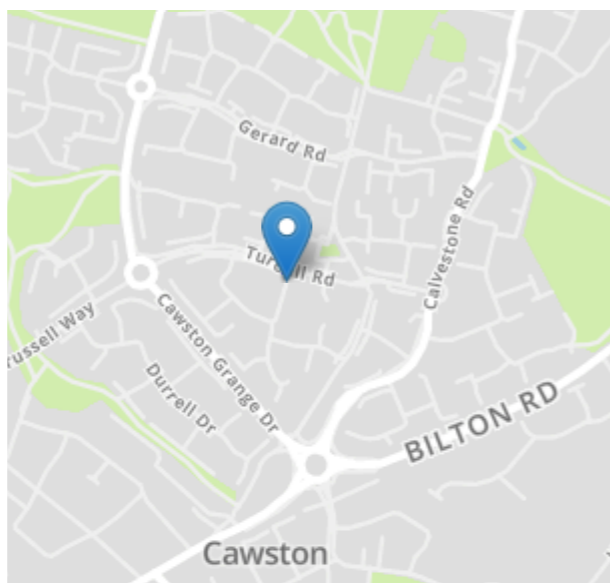
Council Tax Band 'E'.  
Estimated Rental Value: £1300 pcm approx.  
What3Words: ///exams.regular.outbound

## 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 Four Bedroom Detached Property
- Popular Residential Location
- Separate Lounge and Dining Room
- Spacious Kitchen/Breakfast Room
- En-Suite to Master Bedroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Off Road Parking and Garage
- Early Viewing Advised



## ROOM DIMENSIONS

### Ground Floor

- Entrance Hall**
- Kitchen/Breakfast Room**  
17' 2" x 9' 5" (5.23m x 2.87m)
- Dining Room**  
11' 2" x 8' 4" (3.40m x 2.54m)
- Lounge**  
17' 7" x 13' 4" (5.36m x 4.06m)
- Ground Floor Cloakroom/W.C.**  
4' 6" x 3' 4" (1.37m x 1.02m)
- First Floor**
- Bedroom One**  
11' 8" x 9' 2" (3.56m x 2.79m)

### En-Suite Shower Room

- 6' 0" x 3' 8" (1.83m x 1.12m)
- Bedroom Two**  
12' 0" x 8' 5" (3.66m x 2.57m)
- Bedroom Three**  
10' 7" x 7' 8" (3.23m x 2.34m)
- Bedroom Four**  
10' 1" x 6' 3" (3.07m x 1.91m)
- Bathroom**  
6' 4" x 6' 1" (1.93m x 1.85m)
- Externally**
- Garage**

## FLOOR PLAN



GROUND FLOOR

FIRST FLOOR

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(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.