

19 RYDAL CLOSE

Offers Over £250,000 Freehold

BROWNSOVER
RUGBY
WARWICKSHIRE
CV21 1JP



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property situated in the popular residential area of Brownsover, to the north of Rugby town centre. The property is of 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 porch giving access to the lounge with a fireplace, stairs rising to the first floor landing and a useful under stairs storage cupboard housing the gas fired central heating boiler. A door off the lounge gives access to the dining room which has Upvc sliding patio doors opening onto the rear garden. The kitchen is fitted with a grill, oven and four ring gas hob with extractor over, has space and plumbing for an automatic washing machine, space for a fridge/freezer and Upvc pedestrian door opening onto the side of the property.

To the first floor, the landing has a storage cupboard with shelving and houses the hot water tank. There are two well proportioned double bedrooms with bedroom two having a fitted cupboard and there is a further single bedroom. The family shower room is fully tiled, has tiled flooring and is fitted with a three piece white suite to include a walk-in shower enclosure and vanity unit with inset wash hand basin and low level w.c. There are also ceiling spotlights and a heated towel rail.

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

Externally, to the front is a resin driveway providing off road parking and gives access to the car port. There are decorative planting areas and borders and a timber pedestrian gate giving access to the rear of the property. The paved rear garden is of low maintenance with planting areas and a garden shed. The garden is enclosed by timber fencing to the boundaries.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £1200 pcm approx.

What3Words: ///rings.cans.raves

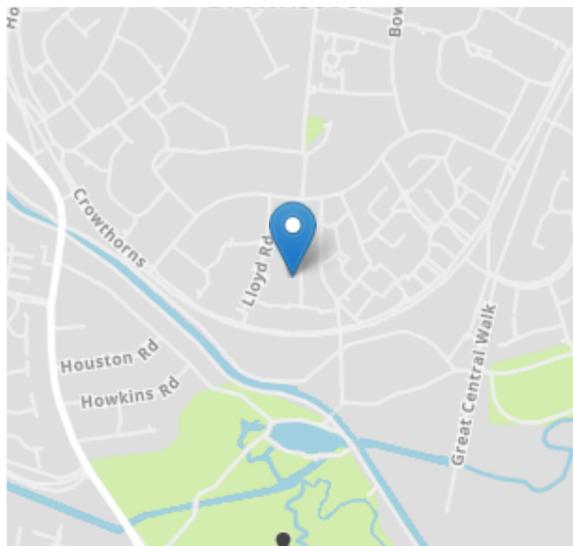
MORTGAGE & LEGAL ADVICE

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 Bedroom Semi Detached Property**
- **Popular Residential Location**
- **Lounge and Dining Room with Patio Doors to Rear Garden**
- **Fitted Kitchen with Oven and Hob**
- **First Floor Family Shower Room with Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Car Port, Off Road Parking and Enclosed Rear Garden**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Porch

5' 11" x 2' 11" (1.80m x 0.89m)

Lounge

15' 6" x 15' 3" (4.72m x 4.65m)

Dining Room

9' 5" x 7' 10" (2.87m x 2.39m)

Kitchen

8' 10" x 7' 1" (2.69m x 2.16m)

First Floor

Landing

10' 11" x 6' 0" (3.33m x 1.83m)

Bedroom One

12' 9" x 9' 4" (3.89m x 2.84m)

Bedroom Two

11' 6" x 9' 4" maximum (3.51m x 2.84m maximum)

Bedroom Three

7' 5" x 5' 11" (2.26m x 1.80m)

Family Shower Room

8' 0" x 5' 7" (2.44m x 1.70m)

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.