



41 ALFRED GREEN CLOSE

£300,000 Freehold

BRADBY GARDENS  
RUGBY  
WARWICKSHIRE  
CV22 6DN



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three storey, three bedroom semi detached townhouse built on a select development which is conveniently located for Rugby town centre. The property is of standard brick built construction with a tiled roof.

Bradby Gardens is an exclusive development comprising of just nine three storey townhouses designed for modern living and is located in a quiet cul-de-sac/private road just off the A426 Dunchurch Road and is within walking distance of Rugby town centre.

The property is FREEHOLD but there is a management company responsible for the road in which the development is built - charges TBC.

There are a range of local amenities within the immediate area to include a parade of shops and stores, public house, post office and excellent schooling for all ages. Rugby town centre offers a more comprehensive range of facilities to include shops, bars, cafes, restaurants, doctors surgeries, churches of several denominations, public library and schooling for all ages.

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

The accommodation is set over three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing, ground floor cloakroom/w.c. fitted with a white suite and an open plan lounge/kitchen with the lounge area having a large under stairs storage cupboard and French doors to the rear garden.

To the first floor, there is a good sized landing giving access to the family bathroom which is fitted with a modern three piece white suite and there are two well proportioned bedrooms with bedroom two having fitted wardrobes.

To the second floor, there is the master suite which is L-shaped and has a large window to the front elevation and smaller window to the rear. The bedroom incorporates a dressing area and has an en-suite shower room 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, there is parking for two vehicles to the front of the property and side access to the rear. The enclosed rear garden has a patio/seating area to the immediate rear with the remainder laid to lawn and decked area with wooden garden summer house.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 114 m<sup>2</sup> (1227 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1300 pcm approx.

What3Words: ///plot.paper.humble

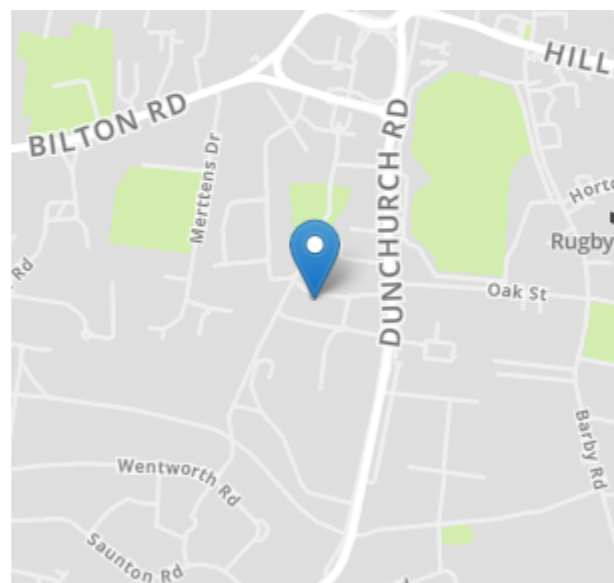
## MORTGAGE & LEGAL ADVICE

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, Three Storey Semi Detached Townhouse
- Select Development in Quiet Cul-de-Sac/Private Road Close to Rugby Town Centre
- Ground Floor Cloakroom/W.C. and Open Plan Lounge/Kitchen with French Doors to Rear Garden
- First Floor Family Bathroom with Modern Three Piece White Suite
- Master Suite with Dressing Area and En-Suite Shower Room
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Off Road Parking
- Early Viewing is Highly Recommended



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

12' 10" x 6' 9" (3.91m x 2.06m)

#### Ground Floor Cloakroom/W.C.

6' 8" x 2' 6" (2.03m x 0.76m)

#### Open Plan Lounge/Kitchen

15' 5" x 13' 2" (4.70m x 4.01m) Lounge Area

12' 10" x 8' 2" (3.91m x 2.49m) Kitchen Area

### First Floor

#### Landing

6' 10" x 5' 10" (2.08m x 1.78m)

### Family Bathroom

7' 10" x 6' 6" (2.39m x 1.98m)

### Bedroom Two

13' 9" x 15' 4" (4.19m x 4.67m)

### Bedroom Three

11' 0" x 8' 6" (3.35m x 2.59m)

### Second Floor

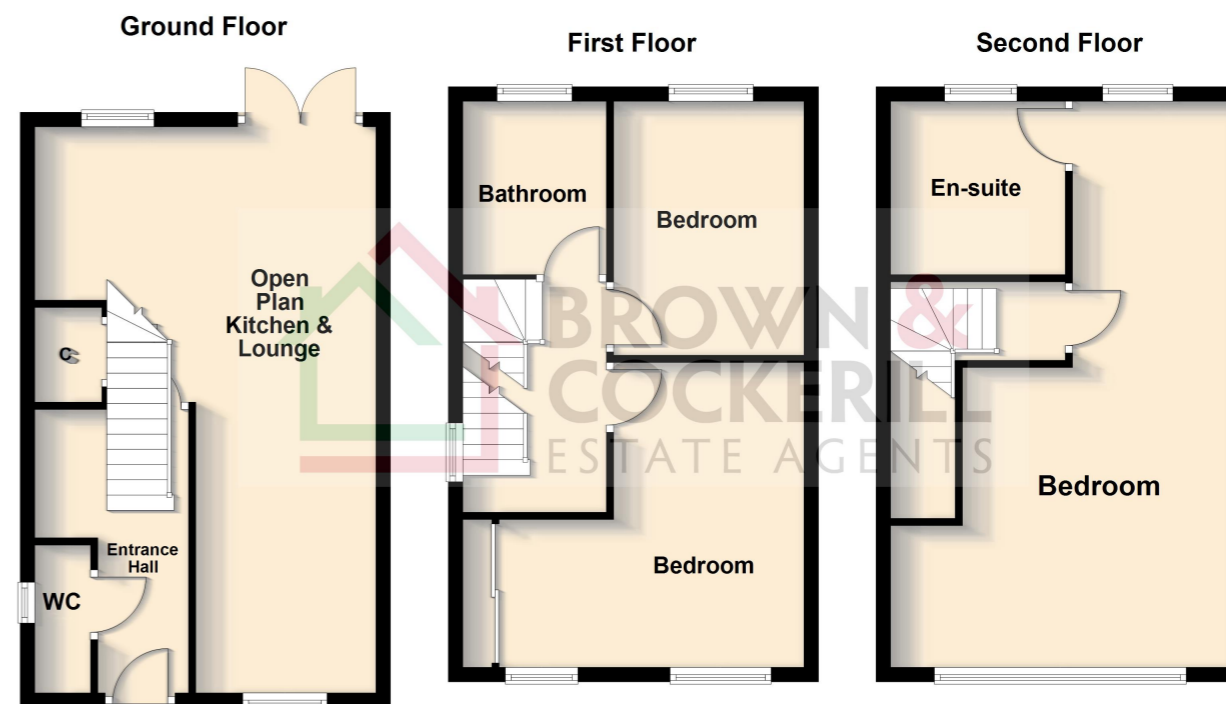
#### Bedroom One

25' 7" x 15' 6" (7.80m x 4.72m)

#### En-Suite Shower Room

7' 11" x 7' 11" (2.41m x 2.41m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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.