



115 TENNYSON AVENUE

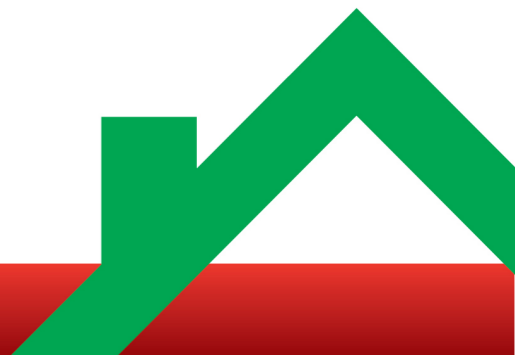
Overs Over £325,000 Freehold

OVERSLADE
RUGBY
WARWICKSHIRE
CV22 6JB



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 three bedroom semi detached property which is located in the popular residential area of Overslade, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services connected. The property has a single storey extension to the rear.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, Co-Op express store, hot food take away outlets and has local schooling for all ages. More comprehensive facilities are available in nearby Bilton village.

There is a regular bus service to Rugby town centre and there is convenient access to the M1, M6, A5 and A14 road and motorway networks. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief comprises of an entrance hall with stairs rising to the first floor landing and a ground floor cloakroom/w.c. The modern refitted kitchen/breakfast room has a built in Samsung double oven and five ring induction hob with extractor over. There are a range of integrated appliances to include a fitted grill, microwave, air fryer and dishwasher. There is space for an American style fridge/freezer and a breakfast bar. The kitchen opens into the lounge/dining room which has a feature chimney breast, fireplace and sliding patio doors opening onto the east facing rear garden.

To the first floor, the landing gives access to part boarded loft space with ladder and lighting. There are two well proportioned bedrooms, both with fitted wardrobes and a further good sized third bedroom with a fitted cupboard. The part tiled and contemporary refitted family bathroom comprises of a three piece white suite to include a panelled bath with double shower over, shower screen, vanity unit with wash hand basin and low level w.c. The flooring is tiled, there is a heated towel rail and inset spotlights to ceiling.

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

Externally, the front garden is laid to lawn with a driveway to the side providing off road parking and leading to the detached garage. The garage has an up and over door, benefits from power and lighting connected and has a pedestrian door giving access to the rear garden. The good sized rear garden is predominantly laid to lawn with a paved patio area to the immediate rear, providing an ideal al-fresco dining/entertaining space. The garden enjoys a private aspect and is enclosed by timber fencing and hedging to the boundaries and has side access to the driveway and property frontage.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 98 m² (1054 ft²).

AGENTS NOTES

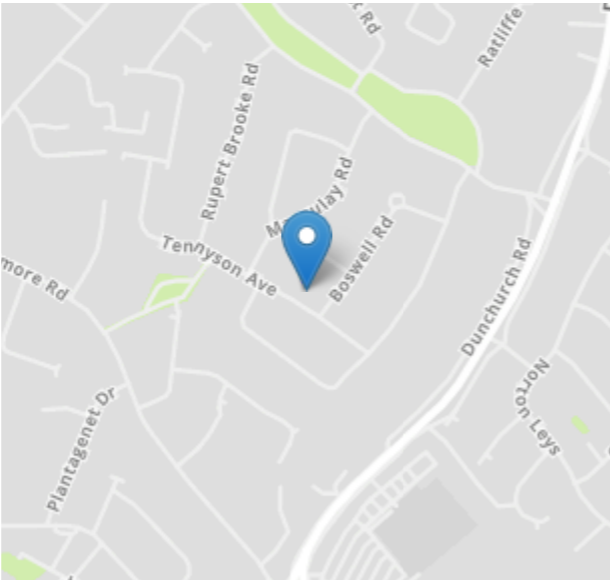
Council Tax Band 'C'.
Estimatd Rental Value: £1300 pcm approx.
What3Words: ///raced.artist.dates

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

- An Extended Three Bedroom Semi Detached Property
- Popular Residential Location
- Modern Refitted Kitchen/Breakfast Room with Double Oven, Hob and Integrated Appliances
- Lounge/Dining Room with Fireplace and Patio Doors to Rear Garden
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Ground Floor Cloakroom/W.C. and Refitted First Floor Family Bathroom with Three Piece White Suite
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall
7' 9" x 6' 1" (2.36m x 1.85m)
Ground Floor Cloakroom/W.C.
6' 2" x 3' 2" (1.88m x 0.97m)
Kitchen/Breakfast Room
20' 6" x 8' 5" (6.25m x 2.57m)
Lounge/Dining Room
Lounge Area: 17' 0" x 11' 6" (5.18m x 3.51m)
Dining Area: 11' 10" x 10' 6" (3.61m x 3.20m)
First Floor
Landing
14' 11" maximum x 9' 2" maximum (4.55m maximum x 2.79m maximum)

Bedroom One

12' 2" x 8' 9" to fitted wardrobes (3.71m x 2.67m to fitted wardrobes)

Bedroom Two

10' 11" x 10' 10" (3.33m x 3.30m)

Bedroom Three

9' 2" x 8' 4" (2.79m x 2.54m)

Family Bathroom

6' 7" x 5' 9" (2.01m x 1.75m)

Externally

Garage

21' 11" x 8' 10" (6.68m x 2.69m)

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.