



17 JUNIPER WAY

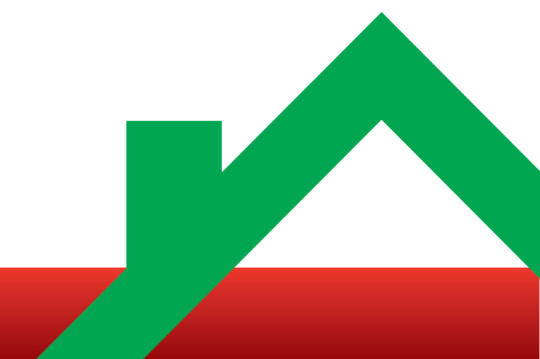
£265,000 Freehold

EDEN PARK
RUGBY
WARWICKSHIRE
CV21 1UE



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 bedroom mid terraced property located to the north of Rugby town centre on the sought after Eden Park development. The property is of standard brick built construction with a tiled roof and benefits from the remainder of the NHBC certificate.

There are a range of amenities available within the immediate area to include local shops and stores, supermarkets, excellent local schooling and Rugby's popular retail parks.

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

The accommodation is set over two 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 a spacious lounge/dining room with Upvc French doors opening onto the rear garden. The fitted kitchen/breakfast room has a four ring gas hob with oven beneath and extractor over and has integrated appliances to include a fridge and freezer, automatic washing machine and a dishwasher.

To the first floor is a landing giving access to part boarded loft space with ladder. The master bedroom has built in wardrobe/cupboard space and benefits from an en-suite shower room fitted with a modern three piece white suite. There are two further good sized bedrooms and a modern family bathroom fitted with a three piece white suite to include a panelled bath with shower over, pedestal wash hand basin and low level w.c.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, to the front of the property is a small fore garden and there are two off road parking spaces at the rear. The enclosed and low maintenance rear garden has astro turf, planted raised borders and a paved patio area to the immediate rear which steps leading up to a further patio area.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 86 m² (925 ft²).

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1300 pcm approx.

What3Words: ///caked.cook.volunteered

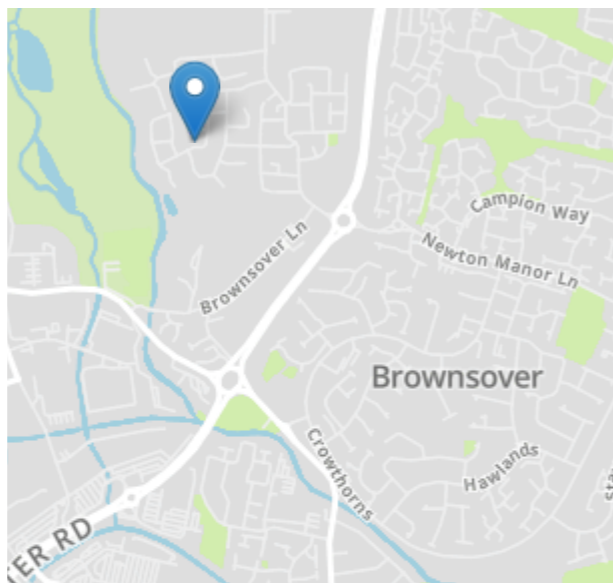
MORTGAGE & LEGAL ADVICE

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 Modern Three Bedroom Mid Terraced Property in Popular Residential Location
- Benefits from Remaining NHBC Certificate
- Lounge/Dining Room and Ground Floor Cloakroom/W.C.
- Kitchen/Breakfast Room with Integrated Appliances
- Master Bedroom with En-Suite Shower Room and First Floor Family Bathroom with White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Low Maintenance Rear Garden and Off Road Parking
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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

First Floor

Entrance Hall

9' 8" x 3' 7" (2.95m x 1.09m)

Ground Floor Cloakroom/W.C.

6' 2" x 2' 8" (1.88m x 0.81m)

Kitchen/Breakfast Room

12' 1" x 9' 7" (3.68m x 2.92m)

Lounge/Dining Room

17' 0" x 14' 5" maximum (5.18m x 4.39m maximum)

First Floor

Bedroom One

14' 8" x 8' 1" (4.47m x 2.46m) reducing to 9' 8" x 8' 1" (2.95m x 2.46m)

En-Suite Shower Room

6' 8" x 3' 9" (2.03m x 1.14m)

Bedroom Two

9' 8" x 9' 0" (2.95m x 2.74m)

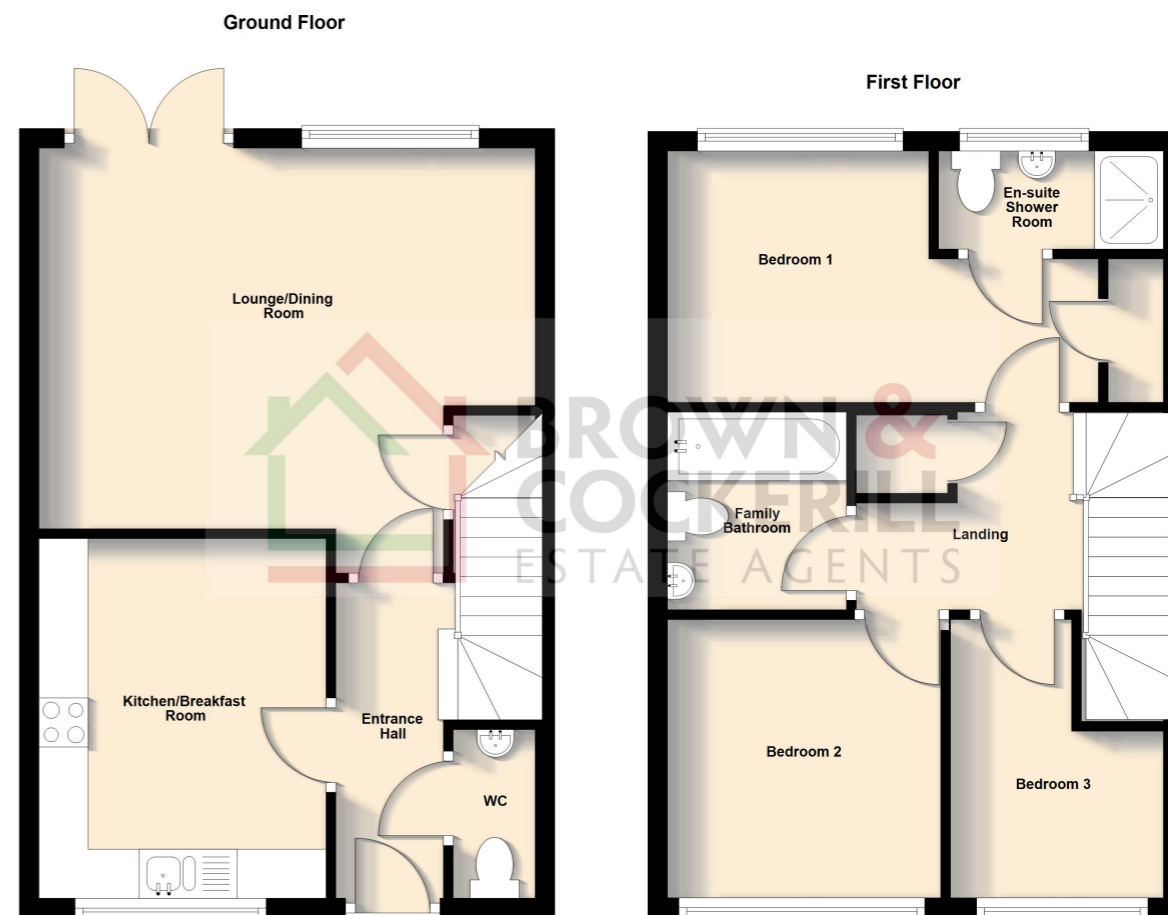
Bedroom Three

9' 0" maximum x 6' 8" (2.74m maximum x 2.03m)

Family Bathroom

6' 9" x 6' 2" (2.06m x 1.88m)

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.