



10 RUPERT BROOKE ROAD

£259,950 Freehold

SHAKESPEARE GARDENS
RUGBY
WARWICKSHIRE
CV22 6HQ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached property located in the popular residential area of Shakespeare Gardens, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected. The property is well presented throughout and has been recently rewired and a new central heating system installed.

There are a parade of shops and stores in the local vicinity and a more comprehensive range of amenities are available in nearby Bilton village to include shops and stores, major supermarkets, butchers, public houses, doctors surgery and sought after schooling for all ages.

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

In brief, the accommodation is accessed via a side entrance porch with an entrance door through to the entrance hall which has a useful storage cupboard. The lounge has a bay window and feature fireplace with a timber mantle. There are two well proportioned bedrooms and a fully tiled family shower room fitted with a modern three piece white suite to include a corner shower enclosure, vanity unit with inset wash hand basin and low level w.c. The kitchen has a built in oven, hob with extractor over, space and plumbing for an automatic washing machine and has a large pantry cupboard.

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

Externally to the front, there is a lawned fore garden with a driveway to the side providing ample off road parking and leading to the detached garage. The generously sized rear garden is predominantly laid to lawn with a gravelled patio area to the immediate rear with raised plantation borders. The garden is enclosed by timber fencing to the boundaries and at the far end, has a garden pond and timber shed.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///below.client.beyond

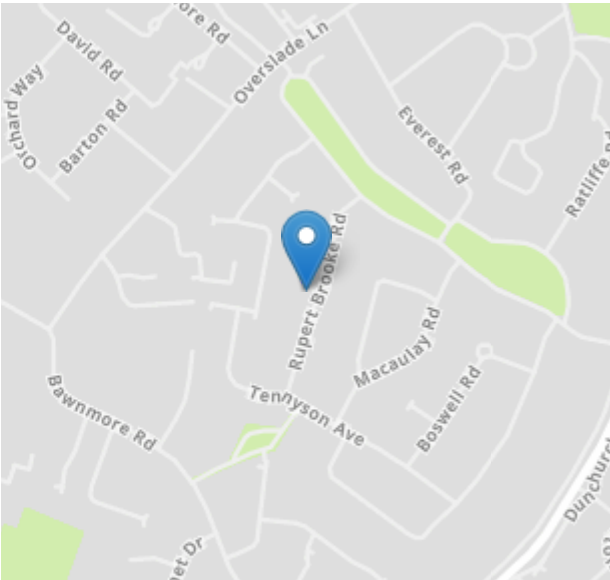
MORTGAGE & LEGAL ADVICE

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 Well Presented Two Bedroom Semi Detached Bungalow**
- **Popular Residential Location**
- **Lounge with Bay Window and Feature Fireplace**
- **Fitted Kitchen with Oven, Hob and Extractor**
- **Modern Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Detached Garage**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ENERGY PERFORMANCE CERTIFICATE

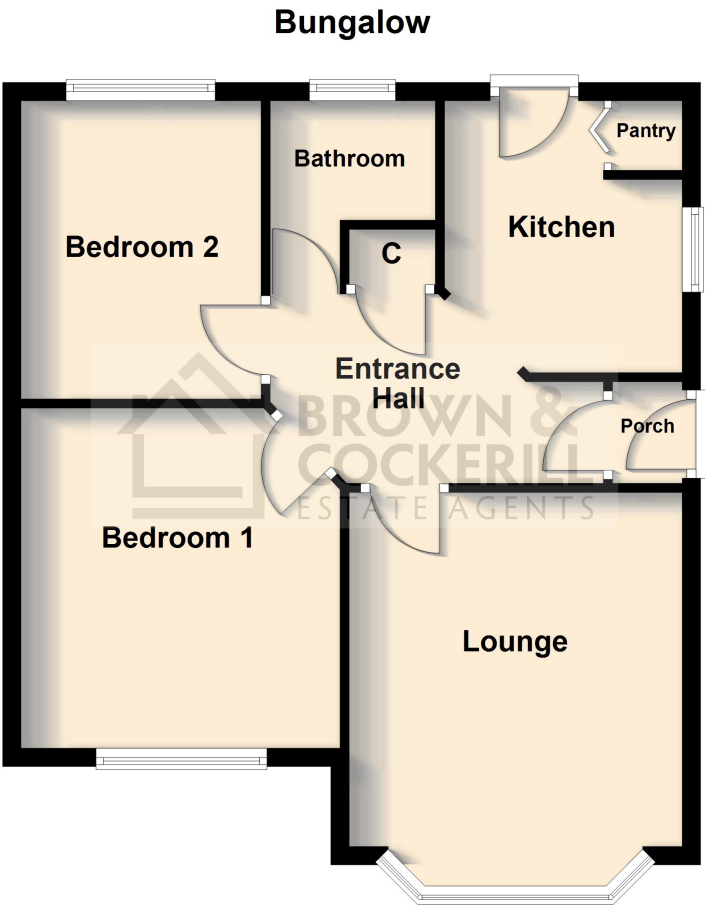
ROOM DIMENSIONS

Ground Floor

Entrance Porch
4' 0" x 3' 0" (1.22m x 0.91m)
Entrance Hall
12' 0" x 8' 0" (3.66m x 2.44m)
Lounge
14' 3" into bay x 11' 11" (4.34m into bay x 3.63m)
Bedroom One
12' 2" maximum x 11' 5" maximum (3.71m maximum x 3.48m maximum)

Bedroom Two
10' 8" maximum x 8' 4" maximum (3.25m maximum x 2.54m maximum)
Family Shower Room
6' 7" maximum x 5' 11" maximum (2.01m maximum x 1.80m maximum)
Kitchen
9' 5" maximum x 8' 4" maximum (2.87m maximum x 2.54m maximum)

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.