



15 OTHELLO CLOSE

Offers Over £290,000 Freehold

WOODLANDS ESTATE
RUGBY
WARWICKSHIRE
CV22 6LX



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two/three bedroom semi detached property which has a garage and is located on the popular residential Woodlands Estate, Rugby. The property is of standard brick built construction with a tiled roof.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, hot food take away outlet, post office, public house and bus routes to all areas. Sainsbury's superstore is a short walk away.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding M1/M6/A45 and M45 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with storage cupboard and stairs rising to the first floor landing. The lounge has a feature chimney breast, mantle over, log burning stove and sliding patio doors into the conservatory. The fitted Wren kitchen has a Neff grill and oven, hob with extractor over, slimline dishwasher, integrated fridge/freezer and door to the side of the property. The conservatory has doors opening onto the rear garden and there is a snug/bedroom three. The recently refitted ground floor family bathroom is fitted with a modern four piece white suite with a corner bath, separate shower cubicle, vanity unit with wash hand basin and low level w.c.

To the first floor, the landing gives access to a good sized master bedroom and further bedroom.

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 block paved driveway providing ample off road parking, a gravelled area and double wooden gates leading to the detached brick built garage which has an electric roller door, power and lighting connected, window to the rear and a pedestrian door into the garden. The enclosed rear garden is predominantly laid to lawn with a paved patio area which is ideal for al fresco dining and entertaining and there is external lighting and water connection.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 74 m² (796 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///spices.palace.quiet

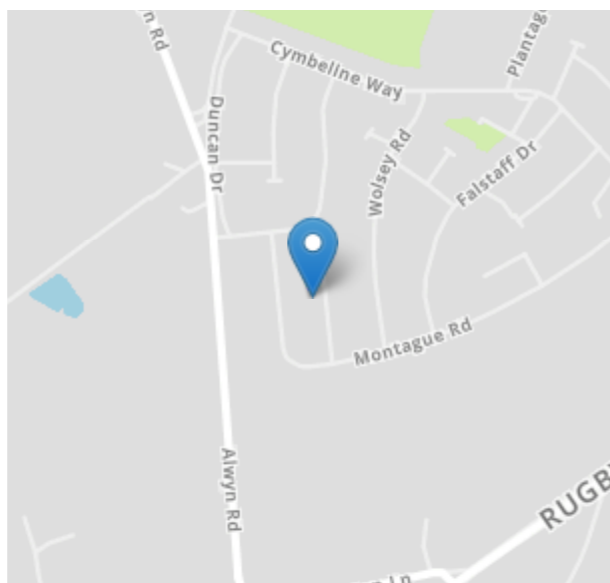
MORTGAGE & LEGAL ADVICE

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 Two/Three Bedroom Semi Detached Property**
- **Located in the Popular Residential Woodlands Estate**
- **Lounge with Feature Chimney Breast, Conservatory and Snug/Bedroom Three**
- **Fitted Kitchen with Integrated Appliances**
- **Ground Floor Family Bathroom with Recently Refitted Four Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Landscaped Rear Garden, Garage and Off Road Parking**
- **Early Viewing is Highly Recommended**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

10' 4" x 9' 8" (3.15m x 2.95m)

Lounge

16' 6" x 10' 4" (5.03m x 3.15m)

Kitchen

10' 5" x 7' 3" (3.17m x 2.21m)

Conservatory

10' 4" x 7' 6" (3.15m x 2.29m)

Family Bathroom

7' 5" x 7' 1" (2.26m x 2.16m)

Snug/Bedroom Three

9' 7" x 7' 5" (2.92m x 2.26m)

First Floor

Bedroom One

14' 2" x 10' 5" (4.32m x 3.17m)

Bedroom Two

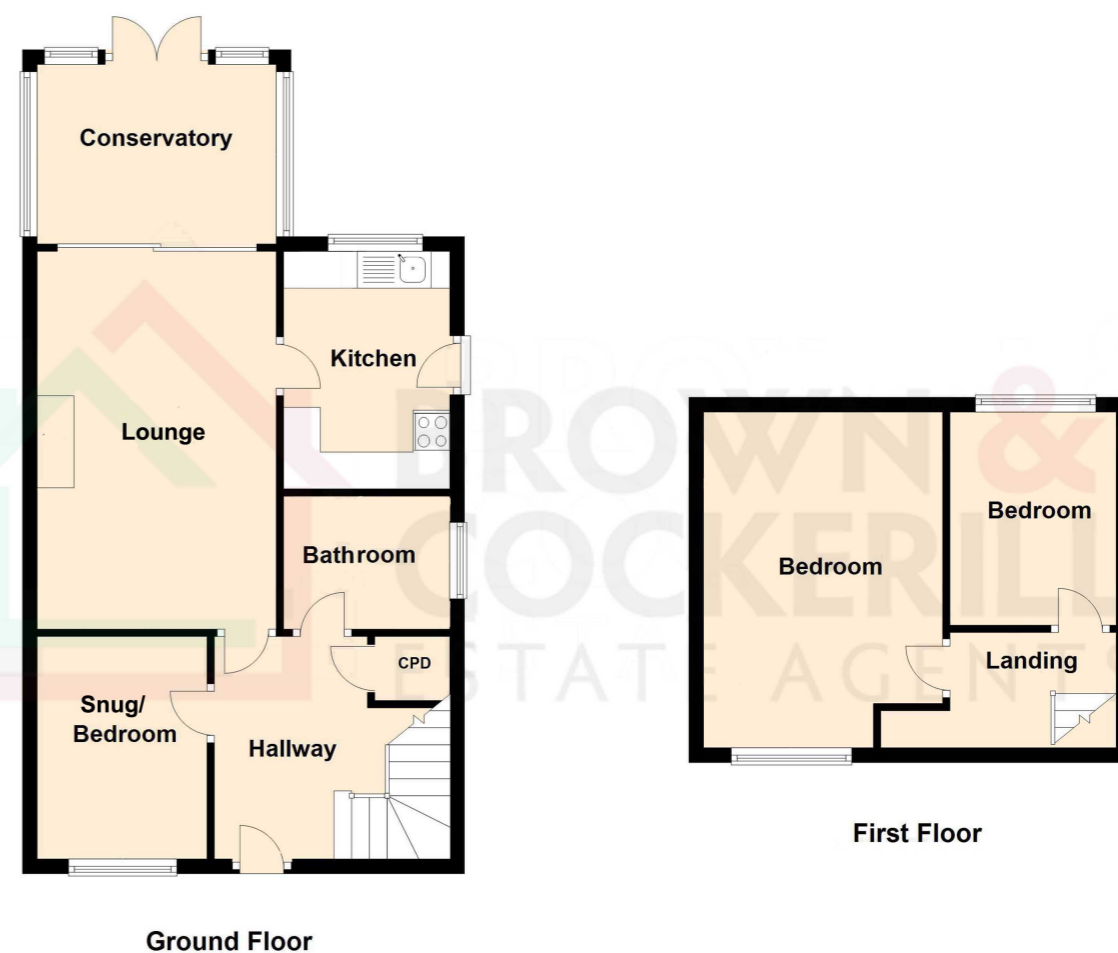
9' 9" x 7' 5" (2.97m x 2.26m)

Externally

Garage

17' 6" x 8' 3" (5.33m x 2.51m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(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	

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.