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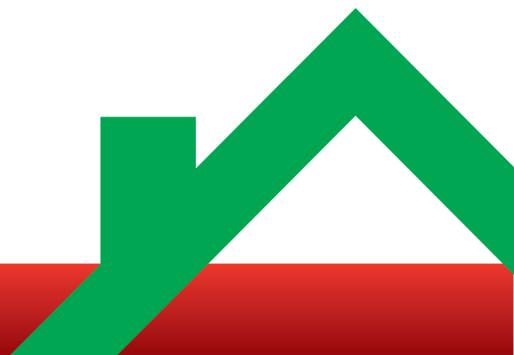
£270,000 Freehold

BARBY
RUGBY
NORTHAMPTONSHIRE
CV23 8TL



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 bungalow, located in the desirable and rural village of Barby, situated to the east of Rugby town centre.

Barby is a charming village offering a range of amenities, including a well-stocked village store and post office, a traditional public house, a local sports club, a primary school, and a popular garden centre with a café. The location offers convenient access to the A5, A14, M1, and M6 road and motorway networks, making it ideal for commuters.

In brief, the accommodation comprises an entrance hall, a lounge with patio doors opening onto the rear garden, fitted kitchen, two generously sized bedrooms and a shower room with a fitted white suite.

Additional benefits include UPVC double glazing throughout, oil-fired central heating to radiators and solar thermal panels providing hot water.

Outside, there is an enclosed and low maintenance south-facing rear garden with flowering and herbaceous shrubs. There is a timber shed, oil storage tank and timber fencing to the boundary.

To the front, a tarmacadam driveway offers ample off-road parking and leads to a single garage.

The property is offered for sale with no onward chain, and early viewing is highly recommended.

Gross internal area: 63m² (677ft²).

AGENTS NOTES

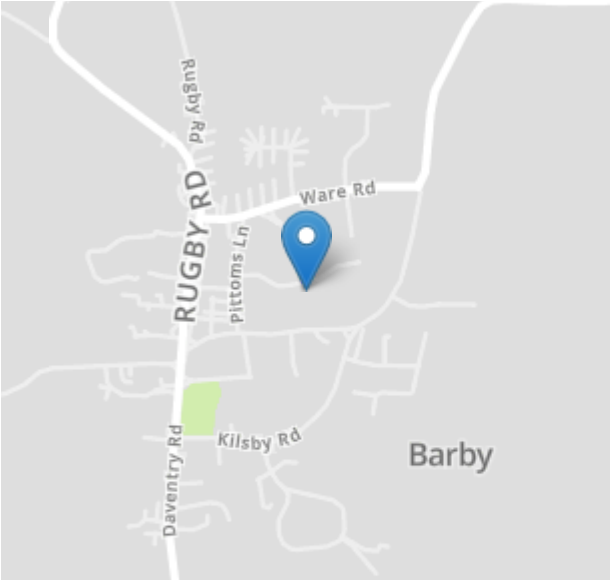
Local Authority: Daventry District Council
Council Tax Band: 'C'
No Mains Gas connected
What3Words: ///relished.acute.perusing

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 Bedroom Semi Detached Bungalow
- Lounge with Patio Doors Opening onto Rear Garden
- Two Well Proportioned Bedrooms
- Upvc Double Glazing, Oil Fired Central Heating to Radiators and Solar Thermal Panels
- Fitted Kitchen, Shower Room with White Suite
- Off Road Parking & Single Garage
- No Onward Chain and Early Viewing Advised



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

11' 6" max. x 6' 9" max. (3.51m max. x 2.06m max.)

Lounge

15' 2" x 11' 4" (4.62m x 3.45m)

Kitchen

11' 10" x 8' 10" (3.61m x 2.69m)

Bedroom One

13' 0" x 11' 5" (3.96m x 3.48m)

Bedroom Two

9' 10" x 8' 11" (3.00m x 2.72m)

Shower Room

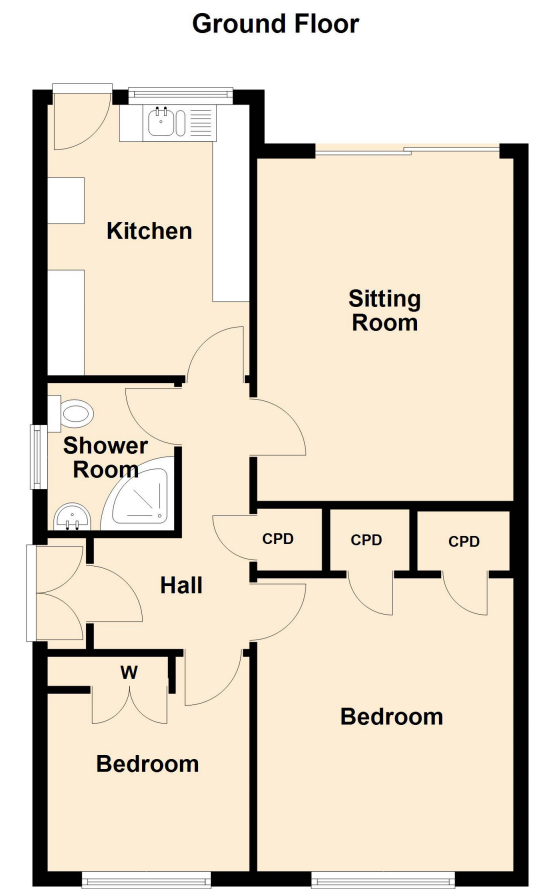
6' 6" x 5' 5" (1.98m x 1.65m)

Externally

Garage

18' 6" x 7' 10" (5.64m x 2.39m)

FLOOR PLAN



Total area: approx. 63.0 sq. metres (677.6 sq. feet)

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.