



14 STRETTON CLOSE

ROCHBERIE HEIGHTS  
RUGBY  
WARWICKSHIRE  
CV23 0YD

Offers Over £260,000 Freehold



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 modern three bedroom semi detached property which benefits from the remainder of the NHBC certificate and is located in the popular residential location of Rochberie Heights, north of Rugby town centre. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of local amenities available to include the popular Elliott's Field and Junction One retail parks, supermarkets, butchers, public house and excellent schooling for all ages.

The property is conveniently located for easy commuter access to the M1, M6, A5, A14 and A426 road and motorway networks. Rugby railway station operates 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 under stairs storage cupboard, ground floor cloakroom/w.c. fitted with a two piece white suite, lounge/dining room with French doors opening onto the rear garden and a kitchen/breakfast room. The kitchen area has a built in double oven with four ring gas hob and extractor over and integrated appliances to include a fridge/freezer, dishwasher and washing machine.

To the first floor, the landing gives access to the master bedroom with an en-suite shower room fitted with a modern three piece white suite and two further well proportioned bedrooms. The family bathroom is 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 and gas fired central heating to radiators.

Externally, to the front is a fore garden with decorative chippings, paved pathway to front entrance door and to the side is a block paved driveway providing off road parking for two vehicles and has gated pedestrian access into the rear garden. The rear garden is enclosed by timber fencing to the boundaries and has a paved patio area to the immediate rear and a further raised patio with glass balustrade, ideal for al fresco dining/entertaining. There is a garden shed connected to a studio/bar with power and lighting connected.

Early viewing is considered essential to appreciate the property on offer.

Gross Internal Area: approx. 79 m² (850 ft²).

AGENTS NOTES

Council Tax Band 'C'.  
Estimated Rental Value: £1200 pcm approx.  
What3Words: ///chemistry.below.stocks

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 Semi Detached Property Located North of Rugby Town Centre
- Lounge/Dining Room with French Doors to Rear Garden
- Fitted Kitchen/Breakfast Room with Oven. Hob and Integrated Appliances
- Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Three Piece White Suite
- Master Bedroom with En-Suite Shower Room
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Garden Studio/Bar
- Early Viewing is Considered Essential



ENERGY PERFORMANCE CERTIFICATE

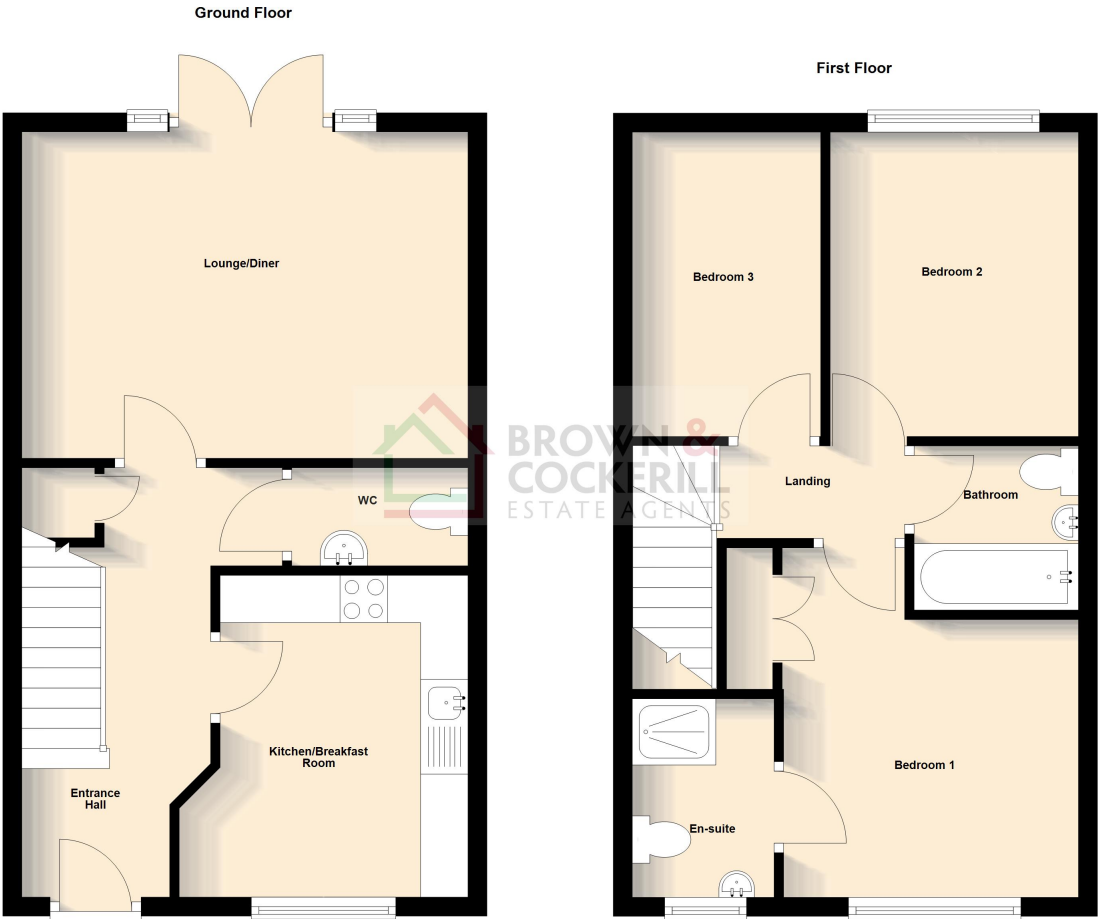
| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | 84      | 96        |
| A   |         |           |
| (81-91)                                     |         |           |
| B   |         |           |
| (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

**Ground Floor**  
**Entrance Hall**  
14' 11" x 6' 7" (4.55m x 2.01m)  
**Lounge/Dining Room**  
15' 6" x 12' 0" (4.72m x 3.66m)  
**Kitchen/Breakfast Room**  
11' 2" x 10' 0" maximum (3.40m x 3.05m maximum)  
**Cloakroom/W.C.**  
6' 1" x 3' 4" (1.85m x 1.02m)  
**First Floor**  
**Landing**  
9' 6" maximum x 4' 9" (2.90m maximx x 1.45m)

**Bedroom One**  
9' 7" x 9' 3" (2.92m x 2.82m)  
**En-Suite Shower Room**  
5' 8" x 5' 5" (1.73m x 1.65m)  
**Bedroom Two**  
10' 8" x 8' 6" (3.25m x 2.59m)  
**Bedroom Three**  
12' 0" x 6' 6" (3.66m x 1.98m)  
**Family Bathroom**  
6' 6" x 3' 5" (1.98m x 1.04m)  
**Externally**  
**Studio/Bar**  
10' 10" x 9' 2" (3.30m x 2.79m)

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.