



**18 BEACONSFIELD AVENUE** Offers in Region of £340,000 Freehold

RUGBY  
WARWICKSHIRE  
CV22 6BY



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three/four bedroom detached dormer style bungalow which is conveniently located and within walking distance of Rugby town centre. The property is of standard brick built construction with a tiled roof and has all mains services connected.

Rugby town centre offers a comprehensive range of facilities to include shops, bars, restaurants, takeaway outlets, recreational facilities, public library and has excellent schooling for all ages.

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

The accommodation is set over two floors and is entered via an entrance hall which has access to the lounge with a feature fireplace. The fitted kitchen has a built in oven and hob with extractor over and separate utility room. The Upvc double glazed conservatory has a glass roof and French doors opening onto the rear garden. The part tiled ground floor shower room includes a shower area, low level w.c. and wash hand basin and there are two ground floor bedrooms. The staircase to the first floor is situated in the lounge.

To the First Floor, the landing has a large storage cupboard (5' 11" x 3' 10" (1.80m x 1.17m) ) and doors off to the master bedroom and bedroom three both with Velux windows. The part tiled family bathroom is fitted with a bath, vanity unit with wash hand basin and low level w.c.

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

Externally, there is a fore garden with mature shrubs and bushes and side pedestrian access to the rear of the property. The enclosed low maintenance rear garden has mature shrubs and bushes with block paved areas and a greenhouse.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

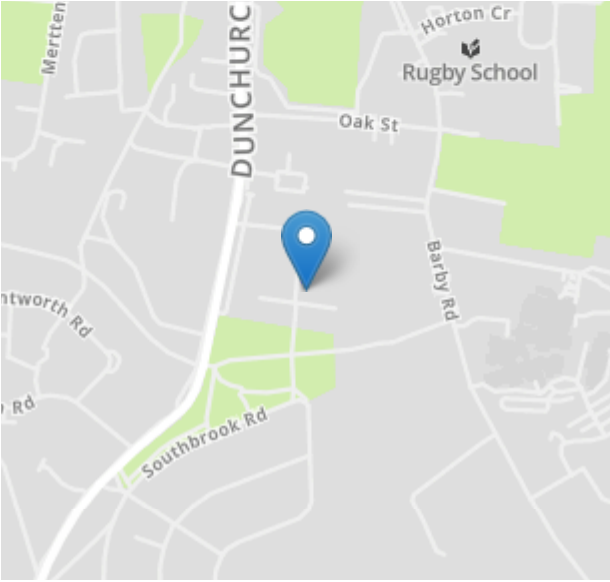
Council Tax Band 'E'.  
What3Words: ///mutual.orchestra.habit

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 Three/Four Bedroom Detached Dormer Bungalow Conveniently Located for the Town Centre**
- **Lounge with Feature Fireplace**
- **Fitted Kitchen with Oven and Hob and Separate Utility Room**
- **Conservatory and Ground Floor Shower Room**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Low Maintenance Rear Garden**
- **Early Viewing is Highly Recommended**



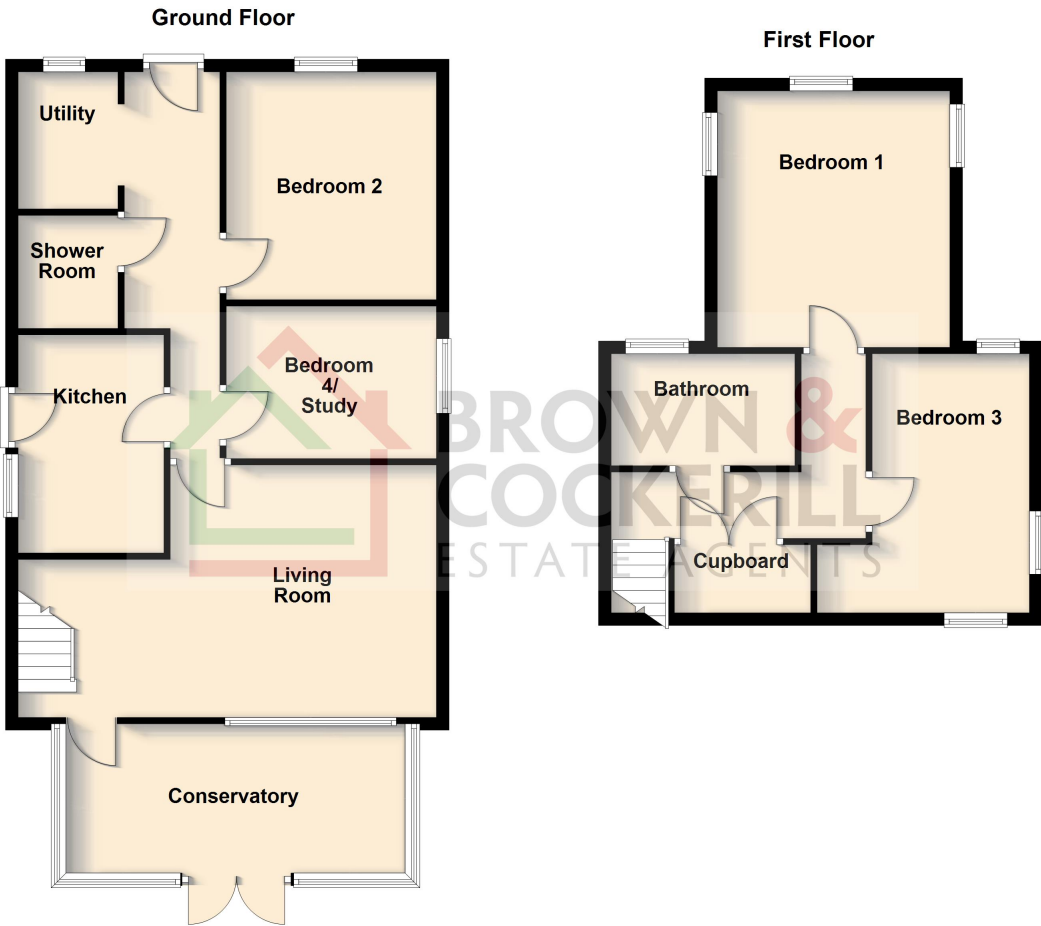
ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

**Ground Floor**  
**Entrance Hall**  
19' 10" maximum x 4' 5" maximum (6.05m maximum x 1.35m maximum)  
**Lounge**  
21' 9" x 13' 1" (6.63m x 3.99m)  
**Kitchen**  
11' 3" x 7' 4" (3.43m x 2.24m)  
**Utility Room**  
6' 7" x 5' 4" (2.01m x 1.63m)  
**Conservatory**  
17' 7" x 7' 5" (5.36m x 2.26m)  
**Ground Floor Shower Room**  
5' 11" x 5' 4" (1.80m x 1.63m)  
**Bedroom Two**  
11' 10" x 10' 11" (3.61m x 3.33m)

**Bedroom Four/Study**  
10' 10" x 7' 11" (3.30m x 2.41m)  
**First Floor**  
**Landing**  
13' 1" maximum x 9' 1" maximum (3.99m maximum x 2.77m maximum)  
**Bedroom One**  
13' 4" x 12' 7" (4.06m x 3.84m)  
**Bedroom Three**  
13' 5" maximum x 10' 11" maximum (4.09m maximum x 3.33m maximum)  
**Family Bathroom**  
9' 6" x 5' 5" (2.90m x 1.65m)

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.