



23 DAVID ROAD

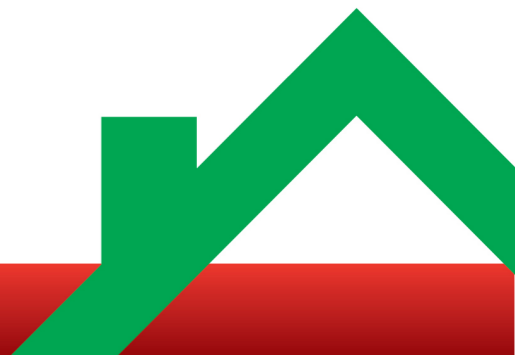
£299,950 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7PX



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this immaculately presented three bedroom semi detached family home situated in the sought after residential location of Bilton, 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 shops and stores, public houses and excellent schooling.

The property also benefits from convenient commuter access to the M1, M6, A5, A14 and A426 road and motorway networks. Rugby railway station offers a regular intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the accommodation comprises of an entrance hall, lounge with feature log burner and wooden mantle over, contemporary kitchen/dining room with hob and oven and French doors opening onto the rear garden.

To the first floor there are two generously sized double bedrooms and a further single bedroom and a modern family bathroom comprising of a p-shaped bath with shower over, close coupled w.c. and wash hand basin.

The property benefits from gas fired central heating to radiators via a combination boiler (still within warranty), Upvc double glazing and all mains services are connected.

Externally there is an enclosed and good sized rear garden which is predominantly laid to lawn with a paved patio area. To the front of the property there is ample off road parking.

Offered for sale with no onward chain and early viewing is considered essential.

Gross Internal Area: approx. 84 m<sup>2</sup> (904 ft<sup>2</sup>).

## AGENTS NOTES

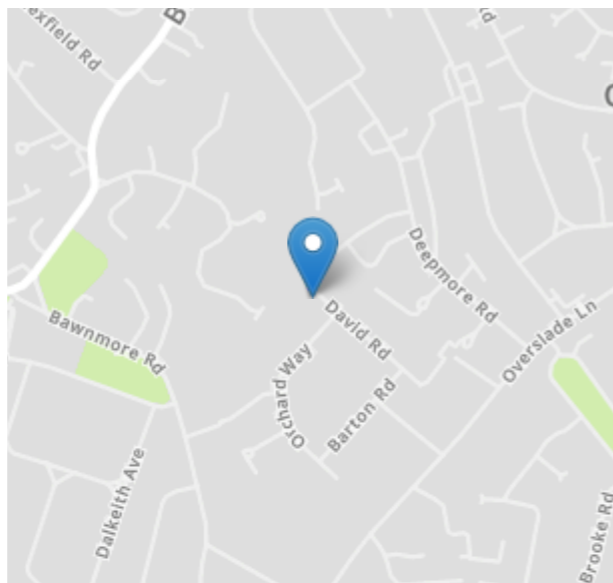
Council Tax Band 'C'.  
Estimated Rental Value: £1100 pcm approx.  
What3Words: ///expand.rust.gift

## 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

- An Immaculately Presented Three Bedroom Semi Detached Family Home
- Sought After Residential Location
- Lounge with Feature Log Burner
- Contemporary Kitchen/Dining Room with Oven and Hob
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Off Road Parking
- Early Viewing Considered Essential and No Onward Chain



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

12' 2" x 5' 8" (3.71m x 1.73m)

#### Lounge

13' 0" x 11' 9" (3.96m x 3.58m)

#### Kitchen/Dining Room

18' 0" x 10' 3" (5.49m x 3.12m)

### First Floor

#### Bedroom One

11' 5" x 10' 9" (3.48m x 3.28m)

#### Bedroom Two

11' 6" x 10' 3" (3.51m x 3.12m)

#### Bedroom Three

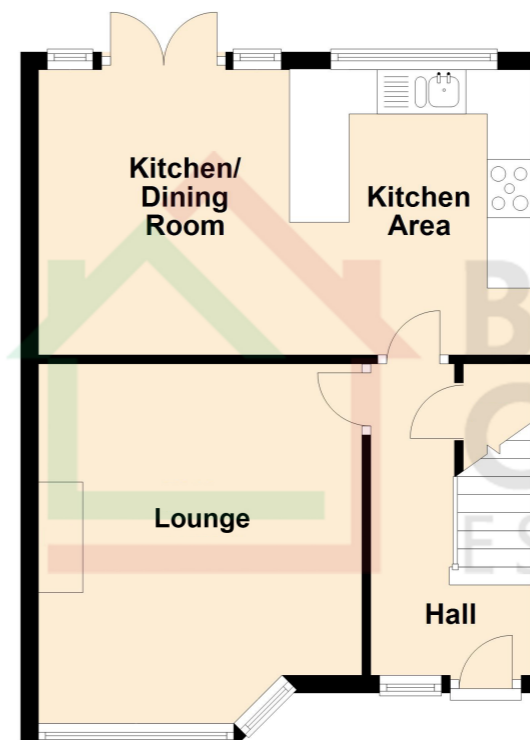
8' 6" x 7' 0" (2.59m x 2.13m)

#### Family Bathroom

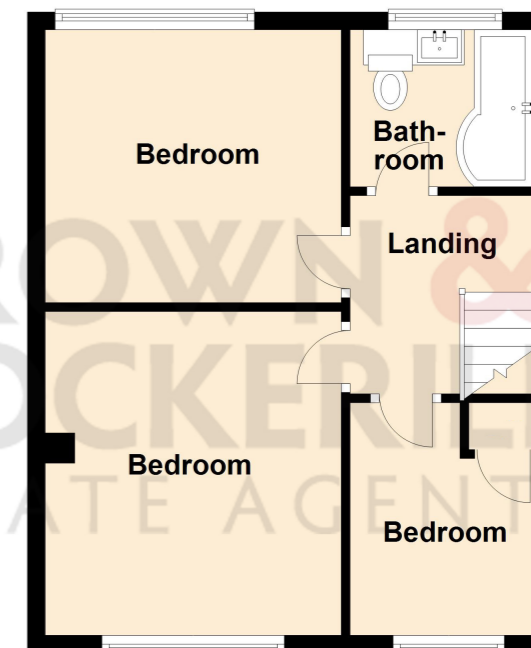
6' 4" x 5' 4" (1.93m x 1.63m)

## FLOOR PLAN

### Ground Floor



### First Floor



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.