



18 BARRINGTON ROAD

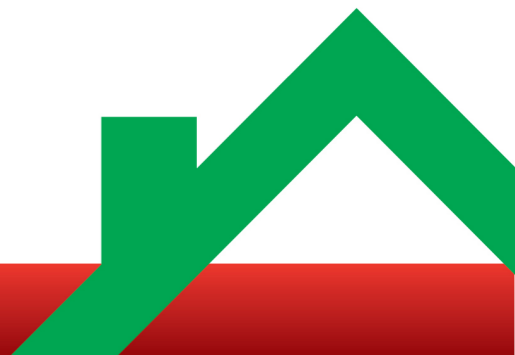
Guide Price £269,950 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7HP



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom semi detached property located in the popular residential area of Bilton, Rugby. The property has a rear single storey extension and is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, bus routes to Rugby town centre and excellent schooling for all ages.

Convenient commuter access is available to the surrounding M45/M1/A45 and A46 road and motorway networks. Rugby railway station offers an 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 a storage cupboard, stairs rising to the first floor landing and door through to the kitchen. The kitchen has space for a cooker, fridge/freezer and tumble dryer and there is plumbing for a dishwasher and automatic washing machine. A personnel door gives access to the side of the property. The lounge has a feature fireplace and opens into the dining area which has French doors opening onto the rear garden.

To the first floor, the generously sized landing gives access to three well proportioned bedrooms and a part tiled family shower room fitted with a shower enclosure and wash hand basin with a separate w.c.

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

Externally, to the front of the property is a block paved driveway providing off road parking for three vehicles and gives access to the garage with metal up and over door. The rear garden is predominantly laid to lawn with a block paved patio to the immediate rear and is enclosed by timber fencing to the boundaries with stocked borders to both sides. There is also a useful brick built store.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £1200 pcm approx.

What3Words: ///clashing.placed.sparrows

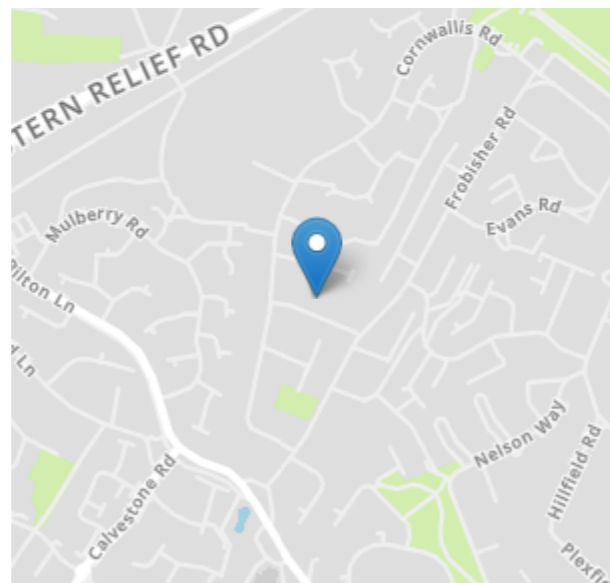
MORTGAGE & LEGAL ADVICE

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 Extended Three Bedroom Semi Detached Property
- Popular Residential Location
- Kitchen with Space For Appliances
- Lounge with Feature Fireplace and Dining Area with French Doors to Rear Garden
- First Floor Family Shower Room with Separate W.C.
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

14' 7" x 2' 10" (4.45m x 0.86m)

Kitchen

14' 1" x 6' 5" (4.29m x 1.96m)

Lounge

17' 10" x 10' 10" (5.44m x 3.30m)

Dining Area

10' 5" x 9' 7" (3.17m x 2.92m)

First Floor

Landing

14' 8" x 5' 5" (4.47m x 1.65m)

Bedroom One

11' 1" x 11' 1" (3.38m x 3.38m)

Bedroom Two

11' 7" x 8' 11" (3.53m x 2.72m)

Bedroom Three

11' 1" x 6' 7" (3.38m x 2.01m)

Family Shower Room

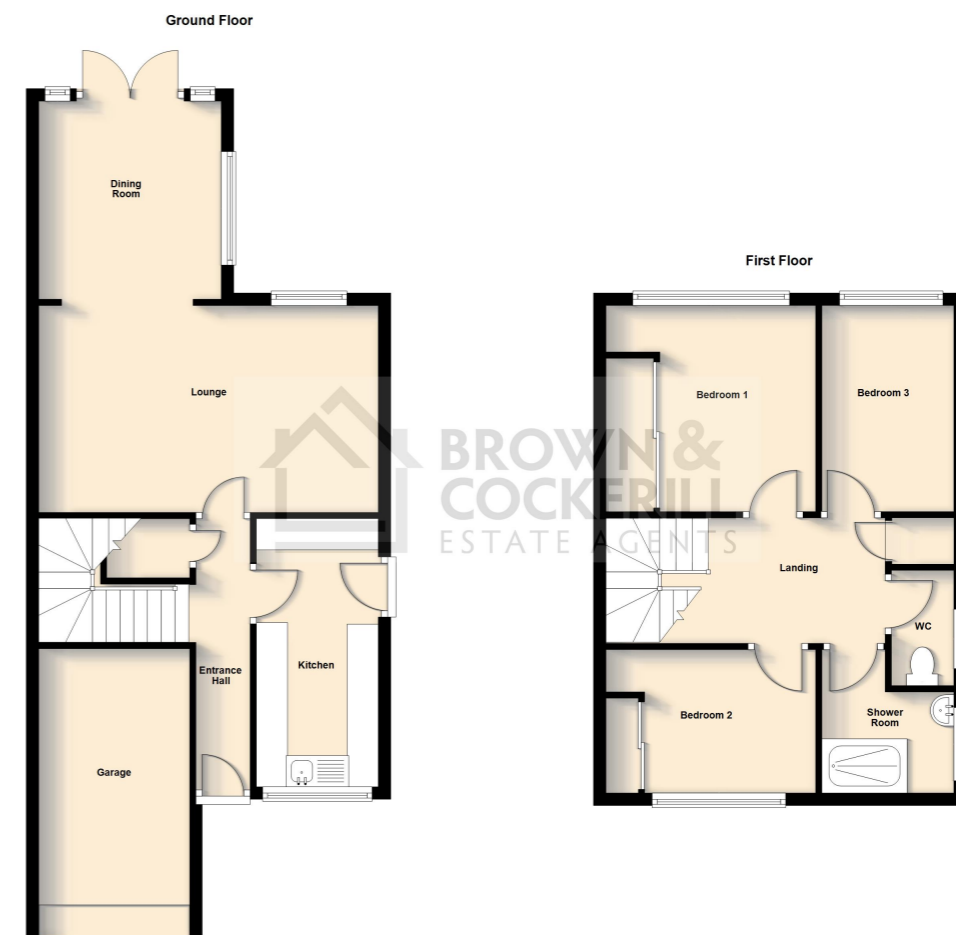
8' 10" x 5' 9" (2.69m x 1.75m)

Externally

Garage

17' 11" x 7' 11" (5.46m x 2.41m)

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.