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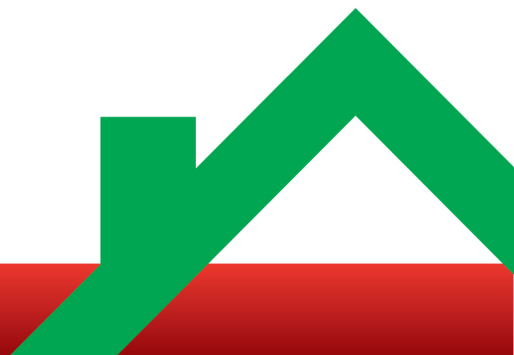
£300,000 Freehold

COTON MEADOWS  
RUGBY  
WARWICKSHIRE  
CV23 0GH



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three storey, three bedroom end of terraced family home located in the popular residential area of Coton Meadows on the northern outskirts of Rugby town centre. 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, local supermarkets, public house, primary and secondary schools and bus routes to Rugby town centre and Coventry.

The property is conveniently located for commuters requiring access to the M1, M6, A5, A14 and A426 road and motorway networks. Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and a lounge with a square bay window. The kitchen/dining room has French doors opening onto the rear garden and a door giving access to the ground floor cloakroom/w.c.

To the first floor, there is a landing with a large storage cupboard (3' 0" x 3' 0" (0.91m x 0.91m)) and a door to the inner hall with stairs rising to the second floor. Bedroom two has two windows and built in wardrobes and there is a further double bedroom. The family bathroom is fitted with a modern three piece white suite.

To the second floor, there is a master bedroom with built in wardrobes and a door giving access to the en-suite shower room which is fitted with a modern three piece white suite and has a Velux window.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, to the front of the property is a tandem driveway providing off road parking for three vehicles and has access to the garage. The enclosed rear garden is on a slight slope and has Astro turf, paved patio to the immediate rear and a decking area at the far end of the garden.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 97 m<sup>2</sup> (1044 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1450 pcm approx.

What3Words: ///rescue.blast.hers

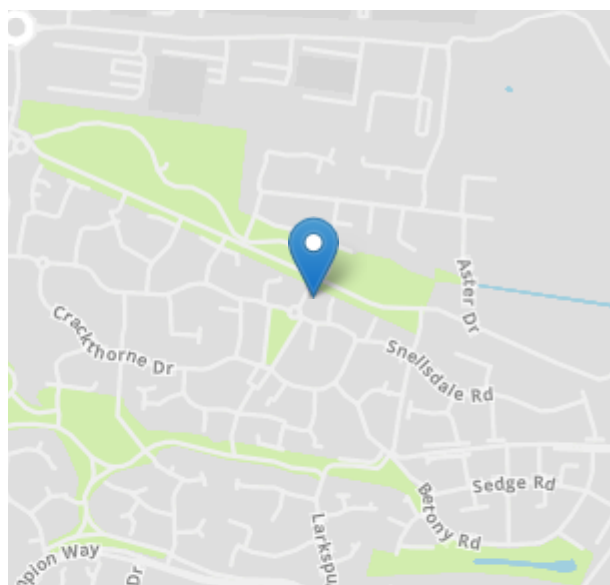
## MORTGAGE & LEGAL ADVICE

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 Storey Three Bedroom End of Terraced Family Home in Popular Residential Location**
- **Lounge with Square Bay Window**
- **Kitchen/Dining Room with French Doors to Rear**
- **Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom and En-Suite to Master Bedroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Off Road Parking for Three Vehicles, Garage**
- **Early Viewing is Highly Recommended**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(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	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

4' 0" x 4' 0" (1.22m x 1.22m)

#### Lounge

15' 11" x 12' 6" (4.85m x 3.81m) excluding bay window

#### Kitchen/Dining Room

15' 6" x 9' 8" (4.72m x 2.95m)

#### Ground Floor Cloakroom/W.C.

5' 7" maximum x 4' 8" maximum (1.70m maximum x 1.42m maximum)

### First Floor

#### Landing

8' 0" maximum x 8' 0" maximum (2.44m maximum x 2.44m maximum)

### Bedroom Two

15' 6" x 8' 6" (4.72m x 2.59m)

### Bedroom Three

10' 2" x 8' 7" (3.10m x 2.62m)

### Family Bathroom

7' 4" x 6' 6" (2.24m x 1.98m)

### Second Floor

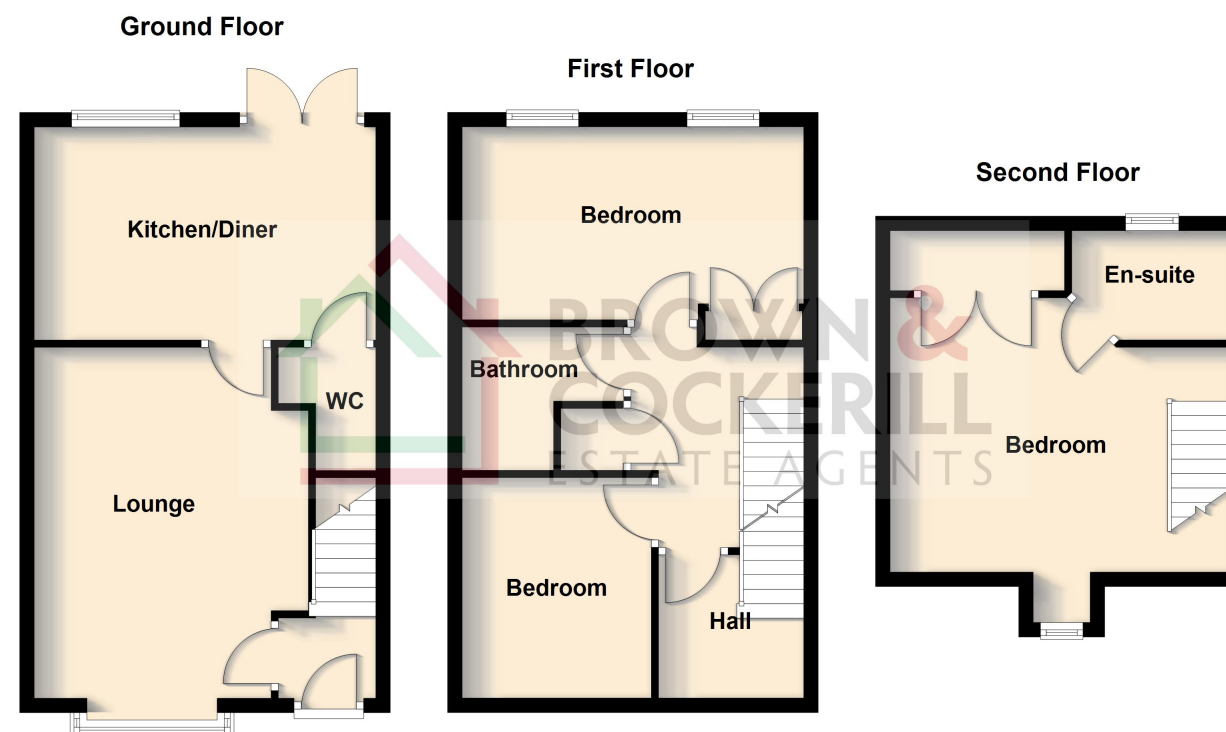
#### Bedroom One

15' 0" x 12' 0" (4.57m x 3.66m)

#### En-Suite Shower Room

7' 3" x 5' 0" (2.21m x 1.52m)

## 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.