



**59 CORNWALLIS ROAD** Offers in Excess of £230,000 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7HL



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented two bedroom semi detached bungalow set in the sought after residential location of Bilton, Rugby.

There are a range of amenities available within the immediate area to include a parade of shops and stores and bus routes to Rugby town centre.

In brief, the accommodation comprises of an entrance hall, fitted kitchen, spacious lounge/dining room, two well proportioned bedrooms and a wet room.

The property benefits from gas fired central heating to radiators via a combination boiler and Upvc double glazing.

Externally, there is a driveway providing ample off road parking with car port and single garage. There is an enclosed rear garden.

Early viewing is considered essential and the property is being offered for sale with no onward chain.

## AGENTS NOTES

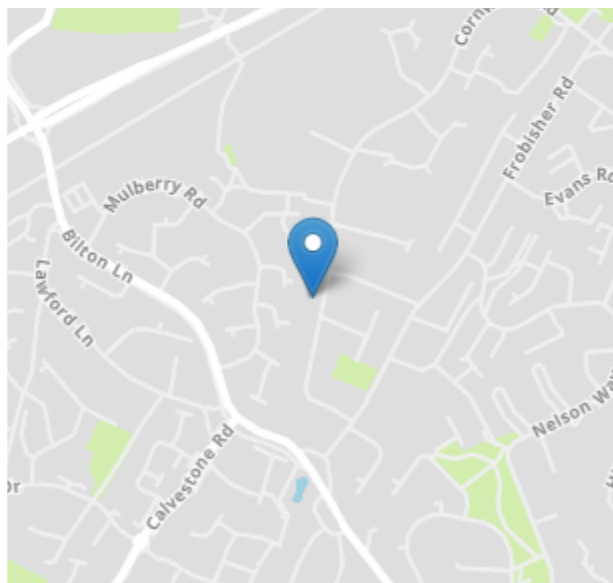
Council Tax Band 'C'.  
Estimated Rental Value: TBC  
What3Words: ///strong.juicy.patio

## 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 Well Presented Two Bedroom Semi Detached Bungalow
- Sought After Residential Location
- Lounge/Dining Room, Fitted Kitchen & Wet Room
- Upvc Double Glazing
- Gas Fired Central Heating to Radiators
- Ample Off Road Parking, Car Port & Garage
- No Onward Chain
- Early Viewing Considered Essential



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

7' 7" x 3' 4" (2.31m x 1.02m)

#### Kitchen

11' 2" x 8' 1" (3.40m x 2.46m)

#### Lounge/Dining Room

17' 0" x 11' 8" (5.18m x 3.56m)

#### Bedroom One

10' 8" x 10' 8" (3.25m x 3.25m)

### Bedroom Two

11' 5" x 8' 9" (3.48m x 2.67m)

### Wet Room

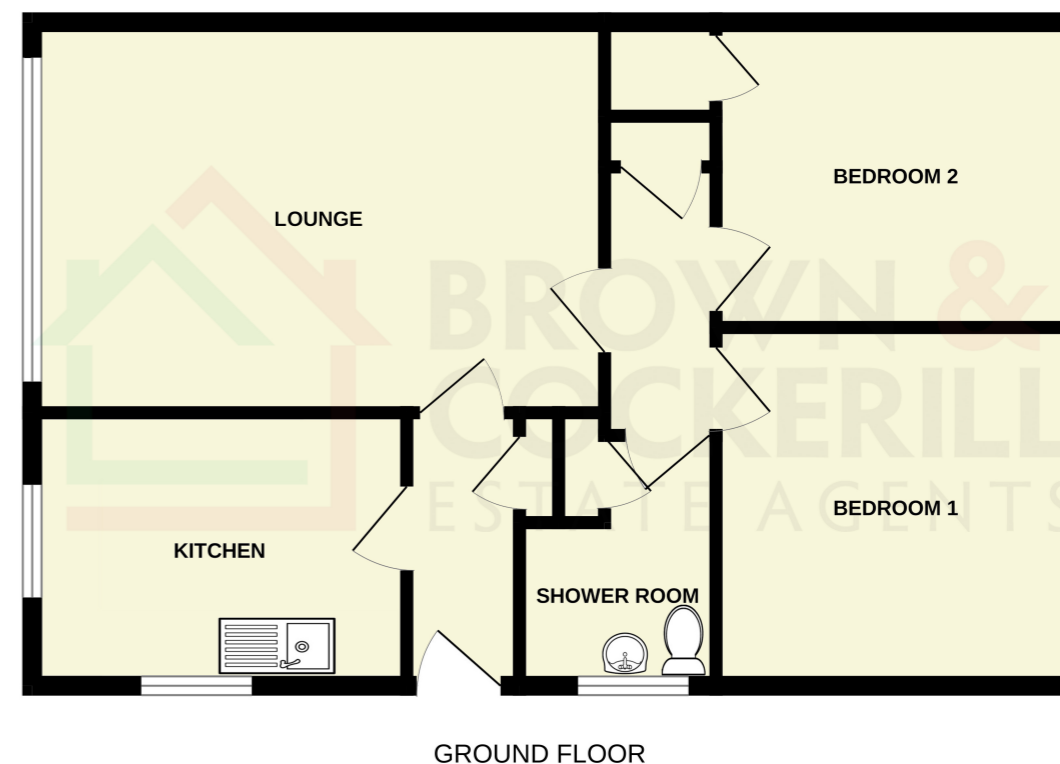
9' 1" x 6' 4" (2.77m x 1.93m)

### Externally

### Garage

18' 6" x 8' 6" (5.64m x 2.59m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	70	
(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	

## 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.