



1 TIMBER COURT

RUGBY
WARWICKSHIRE
CV22 5AZ

£400,000 Freehold



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom detached family home located in a sought after location convenient for Rugby town centre and railway station. The property 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 local convenience store, hairdressers, newsagents, hot food takeaway outlets, bus routes to Rugby town centre and has excellent local schooling for all ages.

The property is conveniently situated for easy commuter access to M1/M6/A5 and A14 road and motorway networks and Rugby railway station offers a 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 useful large storage cupboard, stairs rising to the first floor landing and doors off to a ground floor cloakroom/w.c. fitted with a white suite. There is a lounge with a feature fireplace with inset gas fire and a fitted kitchen/dining room with a hob with extractor over; built in double oven and French doors opening onto the rear garden.

To the first floor, the landing gives access to the master bedroom with built in wardrobes and is serviced by a contemporary en-suite shower room fitted with a double shower enclosure, vanity unit with inset wash hand basin, low level w.c. and a vertical radiator. There are three further well proportioned bedrooms with bedroom three having a useful over-stairs storage cupboard. The fully tiled family bathroom is fitted with a panelled bath with shower and screen over; vanity unit with inset wash hand basin and low level w.c.

The property benefits from central heating to radiators via a recently refitted gas fired central heating boiler (approximately two years ago) and has replacement Upvc windows throughout (approximately eighteen months ago).

Externally, to the front there is a driveway shared with two other properties and an additional private driveway offering off road parking for two vehicles. There is gated pedestrian access to the rear between the property and the detached garage which has an up-and-over door with further pedestrian door opening into the rear garden. The rear garden is enclosed by brick walling and timber fencing to the boundaries and is predominantly laid to lawn with a paved patio area to the immediate rear.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 98 m² (1054 ft²).

AGENTS NOTES

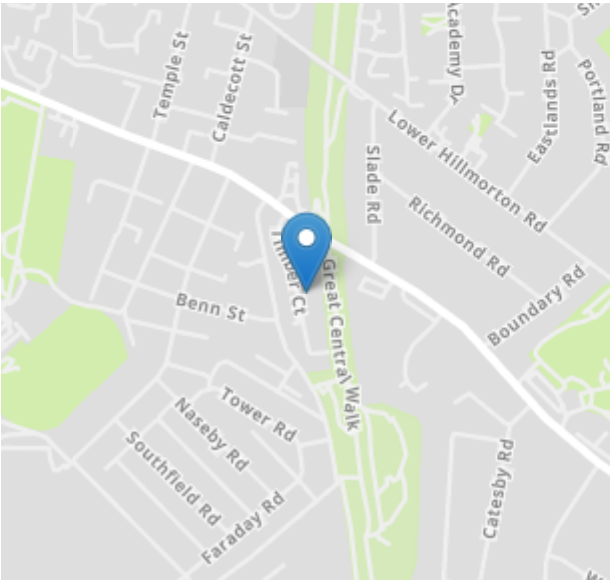
Council Tax Band 'E'.
What3Words: ///limit.words.paused

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 Modern Four Bedroom Detached Family Home**
- **Sought After Residential Location** Convenient for Rugby Town Centre and Railway Station
- **Lounge with Feature Fireplace and Ground Floor Cloakroom/W.C.**
- **Kitchen/Dining Room with Appliances and French Doors to Rear Garden**
- **En-Suite Shower Room to Master Bedroom and First Floor Family Bathroom**
- **Gas Fired Central Heating to Radiators and Recently Refitted Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Detached Garage**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | 82 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC | |

ROOM DIMENSIONS

Ground Floor

Entrance Hall

15' 0" x 6' 2" (4.57m x 1.88m)

Ground Floor Cloakroom/W.C.

5' 9" x 2' 4" (1.75m x 0.71m)

Lounge

14' 10" x 12' 0" (4.52m x 3.66m)

Kitchen/Dining Room

19' 7" maximum x 12' 5" maximum (5.97m maximum x 3.78m maximum)

First Floor

Landing

10' 1" maximum x 8' 8" maximum (3.07m maximum x 2.64m maximum)

Bedroom One

10' 8" x 10' 6" (3.25m x 3.20m)

En-Suite Shower Room

7' 5" x 4' 6" (2.26m x 1.37m)

Bedroom Two

10' 9" x 10' 3" (3.28m x 3.12m)

Bedroom Three

9' 10" maximum x 9' 4" maximum (3.00m maximum x 2.84m maximum)

Bedroom Four

8' 9" x 7' 1" (2.67m x 2.16m)

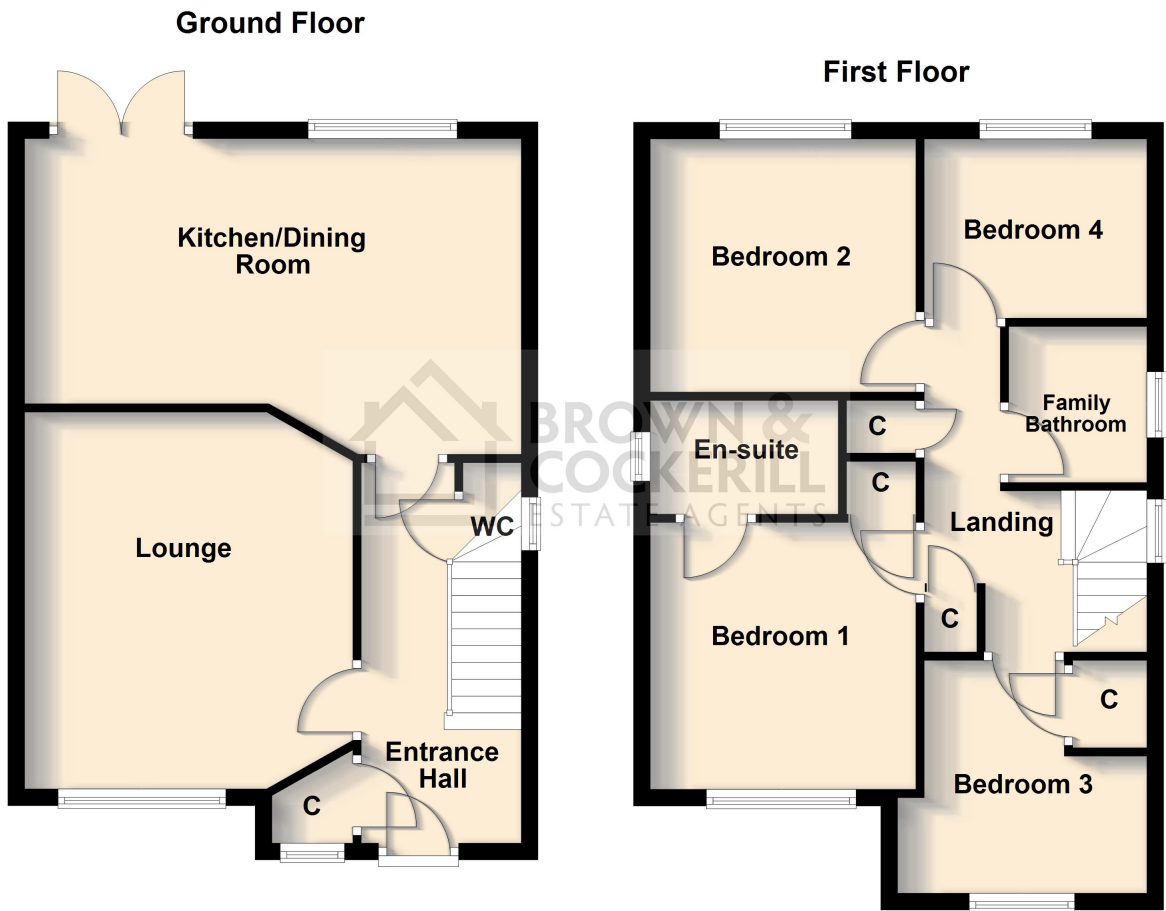
Family Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Externally

Detached Garage

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.