



6 BRACKENDALE DRIVE

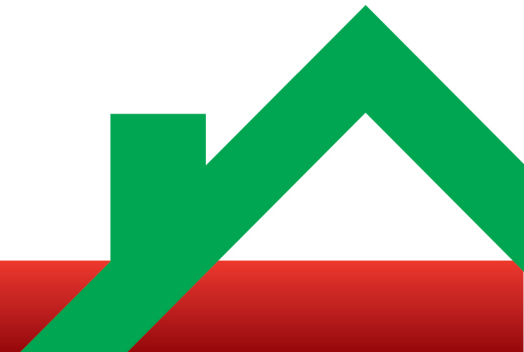
Guide Price £315,000 Freehold

BARBY  
RUGBY  
NORTHAMPTONSHIRE  
CV23 8TJ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this three bedroom detached family home offering scope for further improvement and modernisation and set within this sought after Northamptonshire village.

Barby village itself offers a range of amenities to include a vibrant village store/post office, a primary school, public house, sporting club and a popular garden centre and cafe. The location provides excellent commuter access to the surrounding A5/A14/M1 & M6 road and motorway networks. Rugby Railway Station offers a mainline intercity service to Birmingham New Street and London Euston in under one hour.

The property is of traditional brick construction with a tiled roof and in brief comprises of an entrance hall, ground floor cloakroom/w.c., spacious lounge/dining room with feature fireplace, breakfast room and a fitted kitchen.

To the first floor there are three well proportioned bedrooms and a family shower room.

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

Externally, there is an on/off driveway which provides ample off road parking with a single garage. There is a good sized rear garden which comprises of a paved patio area to the immediate rear with the remainder laid to lawn with maturing shrubs.

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

Gross internal area: 109m<sup>2</sup> ( 1173ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'D'.

What3Words: ///overlaps.sprinting.sending

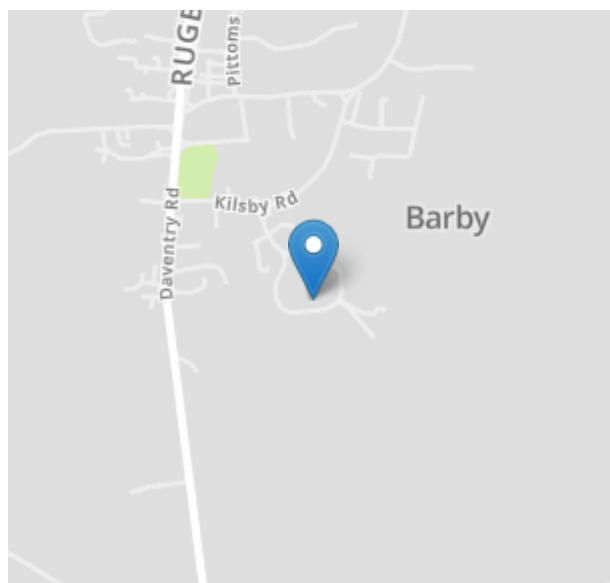
## MORTGAGE & LEGAL ADVICE

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 Bedroom Detached Family Home**
- **Ground Floor Cloakroom/W.C.**
- **Lounge/Dining Room, Separate Breakfast Room**
- **Fitted Kitchen**
- **First Floor Shower Room**
- **Double Glazing and Oil Fired Central Heating to Radiators**
- **Ample Off Road Parking, Single Garage**
- **No Onward Chain, Early Viewing is Advised**



ENERGY PERFORMANCE CERTIFICATE

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

13' 5" x 5' 10" (4.09m x 1.78m)

#### Cloakroom/W.C.

4' 5" x 4' 0" (1.35m x 1.22m)

#### Lounge/Dining Room

25' 0" x 13' 4" max. (7.62m x 4.06m max.)

#### Breakfast Room

14' 1" x 9' 0" (4.29m x 2.74m)

#### Kitchen

13' 7" x 6' 8" (4.14m x 2.03m)

### First Floor

#### Landing

10' 1" x 5' 11" (3.07m x 1.80m)

#### Bedroom One

12' 0" to back of wardrobes x 11' 5" (3.66m to back of wardrobes x 3.48m)

#### Bedroom Two

10' 10" x 10' 1" (3.30m x 3.07m)

#### Bedroom Three

8' 6" x 7' 6" (2.59m x 2.29m)

#### Shower Room

9' 1" x 5' 8" (2.77m x 1.73m)

## 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.