



55 ALFRED GREEN CLOSE

£265,000 Freehold

BRADBY GARDENS
RUGBY
CV22 6DN



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 townhouse situated in the highly sought after development of Bradby Gardens, Rugby.

Bradby Gardens is an exclusive development comprising of just nine three storey townhouses designed for modern living and is located in a quiet cul-de-sac private road just off the A426 Dunchurch Road and is within walking distance of Rugby town centre.

There are a range of local amenities within the immediate area to include a parade of shops and stores, public house, post office and excellent schooling for all ages. Rugby town centre offers a more comprehensive range of facilities to include shops, bars, cafes, restaurants, doctors surgeries, churches of several denominations and a public library.

Rugby railway station operates a regular mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy commuter access to the M1, M6, A5 and A14 road and motorway networks.

In brief, the property offers spacious accommodation set over three floors and comprises of an entrance hall, ground floor cloakroom/w.c, spacious open plan kitchen/lounge/dining room with French doors leading out to the side garden.

To the first floor there are two well proportioned bedrooms and a modern family bathroom with a three piece white suite with shower over the bath.

To the second floor there is a very large master bedroom and a contemporary en-suite shower room with wash hand basin and close coupled w.c.

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

Externally, to the front of the property is off road parking for two vehicles. There is a private side garden predominantly laid to lawn.

Early viewing is considered essential to appreciate this property on offer.

Gross Internal Area: approx. 114 m² (1227 ft²).

AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1,300 pcm approx.

What3Words: ///tilt.plot.post

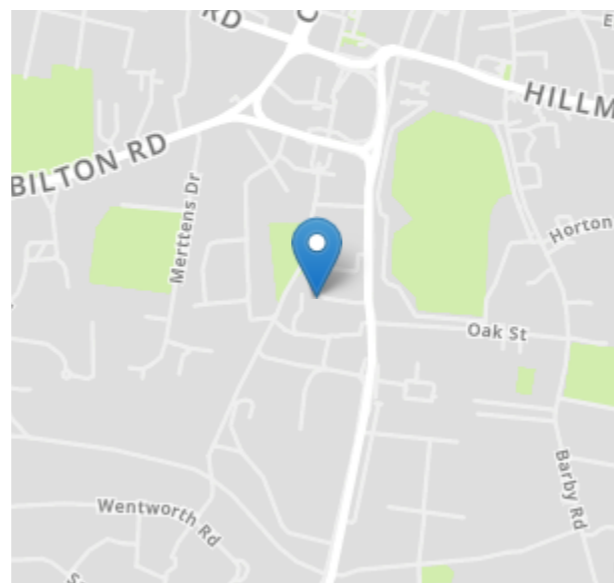
MORTGAGE & LEGAL ADVICE

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 Townhouse in Exclusive and Quiet Cul-de-Sac Location**
- **Accommodation Set Over Three Floors**
- **Modern Kitchen with Oven and Hob**
- **Master Bedroom with En-Suite Shower Room**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Off Road Parking for Two Vehicles**
- **Early Viewing is Considered Essential**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

Ground Floor Cloakroom/W.C.

Lounge/Dining Room

15' 9" x 13' 5" (4.80m x 4.09m)

Kitchen

12' 2" x 8' 9" (3.71m x 2.67m)

First Floor

Bedroom Two

13' 6" x 12' 8" (4.11m x 3.86m)

Bedroom Three

12' 2" x 8' 8" (3.71m x 2.64m)

Family Bathroom

8' 1" x 6' 8" (2.46m x 2.03m)

Second Floor

Bedroom One

25' 11" x 15' 9" (7.90m x 4.80m)

En-Suite Shower Room

7' 8" x 6' 2" (2.34m x 1.88m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.