



18 HADFIELD CLOSE

Offers Over £260,000 Freehold

CLIFTON UPON DUNSMORE  
RUGBY  
WARWICKSHIRE  
CV23 0DL



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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this improved and well presented three bedroom home situated within this sought after private location in Clifton Upon Dunsmore on the northern outskirts of Rugby town centre.

The property is of traditional brick construction and is within walking distance of all local village amenities to include a convenience store, hair & beauty salon, village church, public house/restaurant and Clifton-upon-Dunsmore Church of England Primary School, which has an outstanding Ofsted rating.

In brief, the accommodation comprises of an entrance porch, entrance hall, ground floor cloakroom/W.C., lounge/dining room, rear porch and a refitted modern kitchen/breakfast room with integrated appliances and underfloor heating.

To the first floor there are three well proportioned bedrooms and a refitted family bathroom with contemporary white suite and underfloor heating.

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

Externally, there is an enclosed south-facing rear garden which is laid to lawn with maturing shrubs and trees. There is a paved patio seating area to the immediate rear which provides an ideal al-fresco dining and entertaining space.

There is secure parking space for one car plus one car on the driveway. Additional visitor/guest parking is also available. The lawned and well-stocked front garden overlooks countryside.

There is a service charge of £21.00 per month that all households are required to pay for the upkeep and maintenance of the communal parkland grounds.

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

Gross internal area: 947ft<sup>2</sup> (88m<sup>2</sup>)

## AGENTS NOTES

Council Tax Band: 'C'  
All Mains Services are Connected

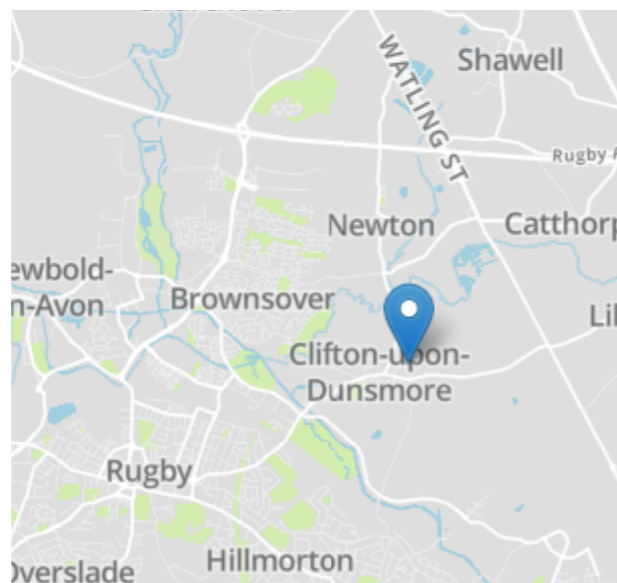
## MORTGAGE & LEGAL ADVICE

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

- **An Improved and Well Presented Three Bedroom Home**
- **Lounge/Dining Room, Refitted Kitchen with Appliances**
- **Cloakroom/W.C., Rear Porch**
- **Refitted First Floor Family Bathroom**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Off Road Parking, Enclosed Rear Garden**
- **Quiet Cul-de-Sac Location, Popular Village Location**



## ROOM DIMENSIONS

### Entrance Hall

15' 1" x 5' 9" (4.60m x 1.75m)

### Lounge/Dining Room

17' 7" x 13' 8" (5.36m x 4.17m)

### Kitchen/Breakfast Room

11' 3" x 11' 3" (3.43m x 3.43m)

### Cloakroom/W.C.

6' 5" max. x 4' 5" (1.96m max. x 1.35m)

### First Floor

#### Bedroom One

10' 9" x 10' 6" to wardrobes (3.28m x 3.20m to wardrobes)

#### Bedroom Two

12' 0" x 9' 1" (3.66m x 2.77m)

#### Bedroom Three

8' 5" x 8' 1" (2.57m x 2.46m)

#### Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>74</b>	
(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.