

26 EVEREST ROAD

£259,950 Freehold

OVERSLADE
RUGBY
WARWICKSHIRE
CV22 6EX



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property situated in the popular residential area of Overslade, Rugby. 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 parade of local shops and stores, Co-Op express store, hot food take away outlets and has local schooling for all ages. More facilities are available in nearby Bilton village.

There is a regular bus service to Rugby town centre and there is convenient access to the M1, M6, A5 and A14 road and motorway networks. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of an entrance porch giving access to the entrance hall with under stairs storage cupboard and stairs rising to the first floor landing. There is a good sized lounge, open plan kitchen/dining room with space for cooker with extractor over and further space and plumbing for appliances. There is a lobby area accessible off the kitchen.

To the first floor, the landing has doors off to three well proportioned bedrooms and a family bathroom fitted with a three piece white suite comprising of a panelled bath with shower over, low level w.c. and pedestal wash hand basin.

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

Externally, to the front is a recently repaved driveway providing ample off road parking and gives access down the side to a concrete sectional detached garage. The rear garden is predominantly laid to lawn with a paved patio area ideal for al fresco dining/entertaining. The garden is enclosed by timber fencing to the boundaries and enjoys a private aspect.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 73 m² (785 ft²).

AGENTS NOTES

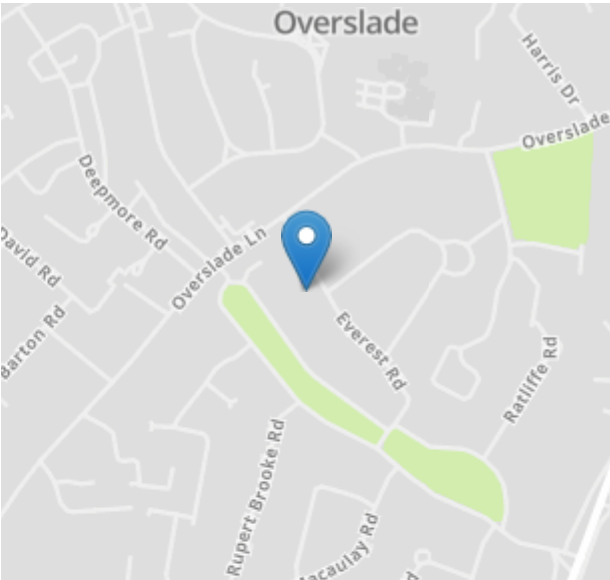
Council Tax Band 'C'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///skips.fund.tides

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 Semi Detached Property
- Popular Residential Location
- Lounge, Kitchen/Dining Room and Lobby
- Three Well Proportioned Bedrooms
- First Floor Family Bathroom with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended



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 | | |
| (39-54) E | | |
| (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 Porch
8' 8" x 1' 11" (2.64m x 0.58m)
Entrance Hall
12' 4" x 5' 6" (3.76m x 1.68m)
Lounge
14' 6" maximum x 11' 4" maximum (4.42m maximum x 3.45m maximum)
Kitchen/Dining Room
17' 11" maximum x 8' 11" maximum (5.46m maximum x 2.72m maximum)
Lobby
2' 9" x 2' 8" (0.84m x 0.81m)
First Floor
Landing
8' 0" x 5' 6" (2.44m x 1.68m)

Bedroom One

11' 11" maximum x 10' 8" maximum (3.63m maximum x 3.25m maximum)

Bedroom Two

12' 0" maximum x 8' 11" maximum (3.66m maximum x 2.72m maximum)

Bedroom Three

7' 11" maximum x 7' 9" maximum (2.41m maximum x 2.36m maximum)

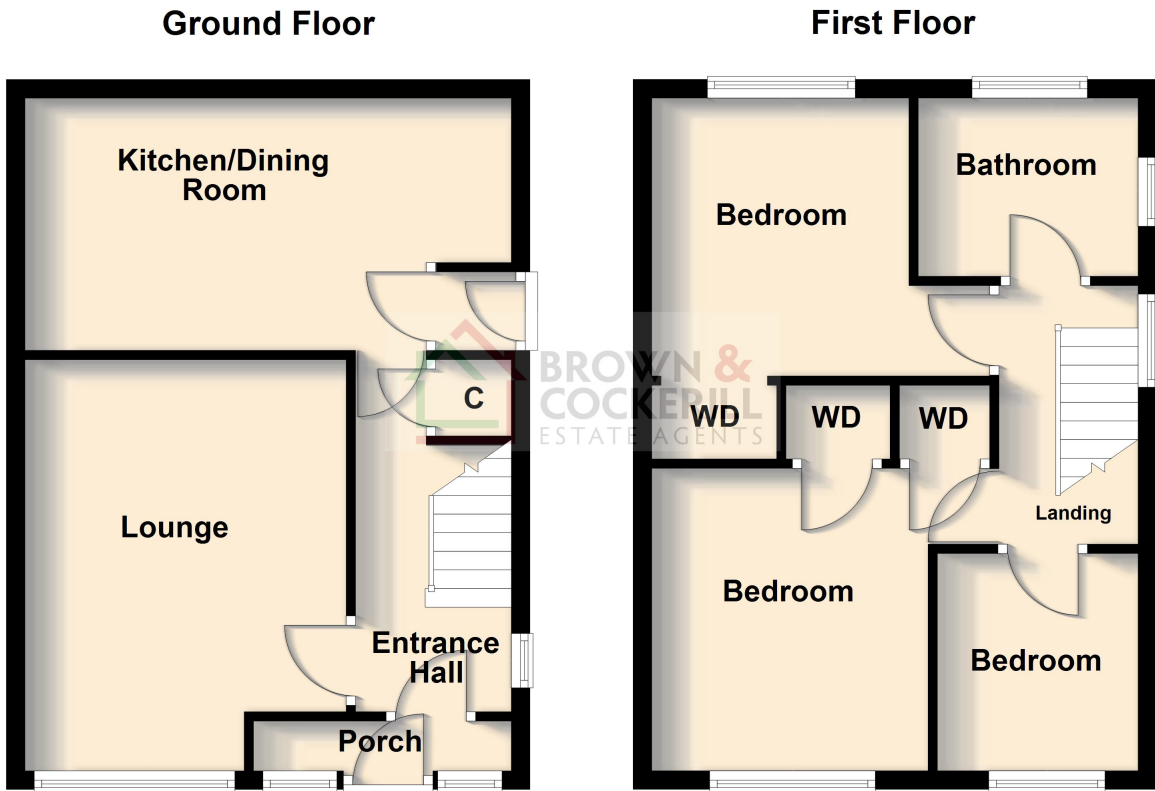
Family Bathroom

8' 1" x 6' 0" (2.46m x 1.83m)

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.