



17 STOWE DRIVE

Offers Over £195,000 Freehold

THE PAVILLIONS  
RUGBY  
WARWICKSHIRE  
CV22 7NU



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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this modern two bedroom mid terrace home situated on the popular Pavilions Estate within walking distance of Rugby town centre.

There are a range of amenities available within the immediate area to include a parade of shops and stores, supermarket, public house and excellent local schooling for all ages.

The property offers accommodation set over two floors and in brief comprises of an entrance hall, ground floor cloakroom/W.C., lounge/dining room and a fitted kitchen with hob and oven.

To the first floor there are two well proportioned bedrooms and a family bathroom with modern white suite.

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

Externally, there is an enclosed rear garden with timber deck seating area to the immediate rear. There is vehicular access to a single garage situated at the rear.

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

Gross internal area: 57 m<sup>2</sup> (614 ft<sup>2</sup>)

## AGENTS NOTES

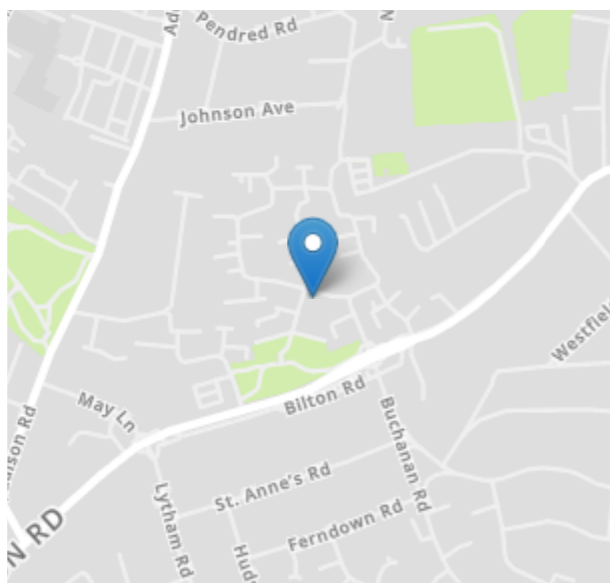
Council Tax Band 'C'.  
Estimated Rental Value: £850 pcm approx.  
What3Words: ///table.bossy.gates

## 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 Two Bedroom Mid Mews Home**
- **Ground Floor Cloakroom / W.C.**
- **Lounge/Dining Room, Fitted Kitchen with Hob & Oven**
- **First Floor Bathroom with Modern White Suite**
- **Upvc Double Glazed, Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Single Garage**
- **No Onward Chain, Ideal Investment/First Purchase**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

15' 2" x 6' 2" (4.62m x 1.88m)

#### Cloakroom/W.C.

5' 1" x 2' 11" (1.55m x 0.89m)

#### Lounge/Dining Room

12' 8" x 12' 2" max. (3.86m x 3.71m max.)

#### Kitchen

11' 8" x 6' 2" (3.56m x 1.88m)

### First Floor

#### Bedroom One

12' 8" x 11' 1" (3.86m x 3.38m)

#### Bedroom Two

11' 4" x 6' 3" (3.45m x 1.91m)

#### Bathroom

8' 1" x 6' 2" (2.46m x 1.88m)

#### Externally

#### Garage

18' 0" x 8' 7" (5.49m x 2.62m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(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.