

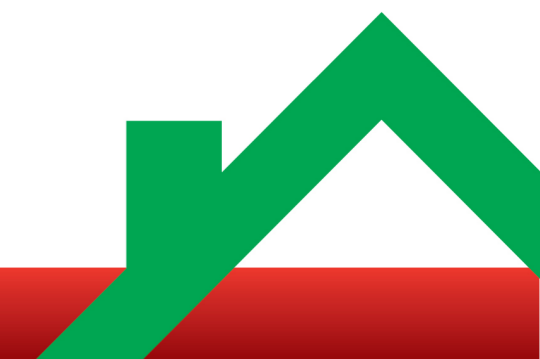
27 STOWE DRIVE
THE PAVILLIONS
RUGBY
WARWICKSHIRE
CV22 7NU

Offers Over £190,000 Freehold



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 two bedroom end of terrace property located on the popular residential development of The Pavillions in Bilton, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

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.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding M1/M6/M45 and A45 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to; a kitchen/breakfast room with oven and hob with extractor over; lounge/dining room with French doors opening onto the rear garden and a ground floor cloakroom/w.c. fitted with a white suite.

To the first floor, there are two bedrooms and a family bathroom fitted with a three piece white suite to include a bath with shower over; pedestal wash hand basin and low level w.c.

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

Externally, there is a small fore garden and a low maintenance, tired and south facing rear garden. The garage has an up and over door; power and lighting connected and a pedestrian door opening into the rear garden.

Early viewing is highly recommended. The property is considered to be an ideal first time/investment purchase and is being offered for sale with no onward chain.

Gross Internal Area: approx. 58 m² (624 ft²).

AGENTS NOTES

Council Tax Band: 'B'.
Estimated Rental Value: £900 pcm approx.
What3Words: ///diary.tight.gears

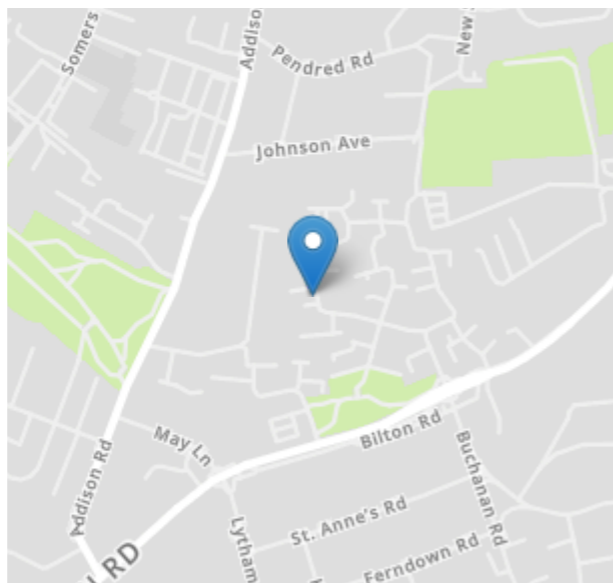
MORTGAGE & LEGAL ADVICE

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 Two Bedroom End of Terrace Property
- Lounge/Dining Room with French Doors to Rear
- Kitchen/Breakfast Room and Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Garage
- Early Viewing is Highly Recommended and No Onward Chain
- Ideal First Time/Investment Purchase



ROOM DIMENSIONS

First Floor

Entrance Hall

15' 1" x 6' 1" (4.60m x 1.85m)

Kitchen/Breakfast Room

11' 7" x 6' 2" (3.53m x 1.88m)

Ground Floor Cloakroom/W.C.

5' 2" x 2' 8" (1.57m x 0.81m)

Lounge/Dining Room

12' 7" maximum x 12' 2" maximum (3.84m maximum x 3.71m maximum)

First Floor

Bedroom One

13' 2" x 12' 7" (4.01m x 3.84m)

Bedroom Two

11' 3" x 6' 5" (3.43m x 1.96m)

Family Bathroom

8' 0" x 6' 0" (2.44m x 1.83m)

Externally

Garage

18' 7" x 8' 8" (5.66m x 2.64m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	74	
(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.