



**29 COLLINGWOOD AVENUE**    Guide Price £235,000 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7EX



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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached bungalow set in the sought-after residential location of Bilton, Rugby.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and bus routes to Rugby town centre.

In brief, the accommodation comprises of an entrance porch, entrance hall, lounge with feature fireplace, refitted modern shower room, fitted kitchen and two well proportioned bedrooms.

The property benefits from gas fired central heating to radiators via a combination boiler and Upvc double glazing (where specified).

Externally, there is a driveway to the front which provides off road parking and gives access to the single garage. There is an enclosed and good-sized rear garden which is not directly overlooked.

Early viewing is considered essential to appreciate the property on offer:

The property is being offered for sale with no onward chain.

## AGENTS NOTES

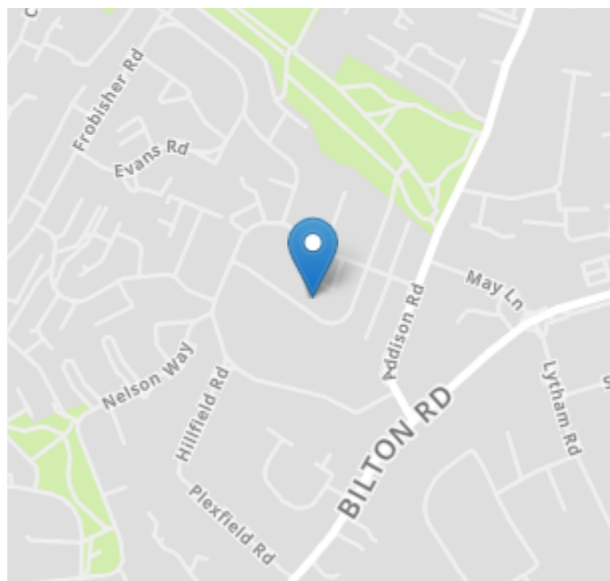
Council Tax Band 'C'.  
Estimated Rental Value: £950 pcm approx.  
What3Words: ///trap.spit.stocks

## 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 Semi Detached Bungalow**
- **Situated in a Popular Residential Location**
- **Lounge with Feature Fireplace**
- **Fitted Kitchen**
- **Refitted Modern Shower Room**
- **Garage and Off Road Parking**
- **Enclosed Rear Garden**
- **No Onward Chain**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

8' 9" x 4' 4" (2.67m x 1.32m)

#### Lounge

15' 4" x 11' 4" (4.67m x 3.45m)

#### Kitchen

10' 7" x 8' 5" (3.23m x 2.57m)

#### Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)

### Bedroom Two

9' 6" x 8' 5" (2.90m x 2.57m)

### Refitted Shower Room

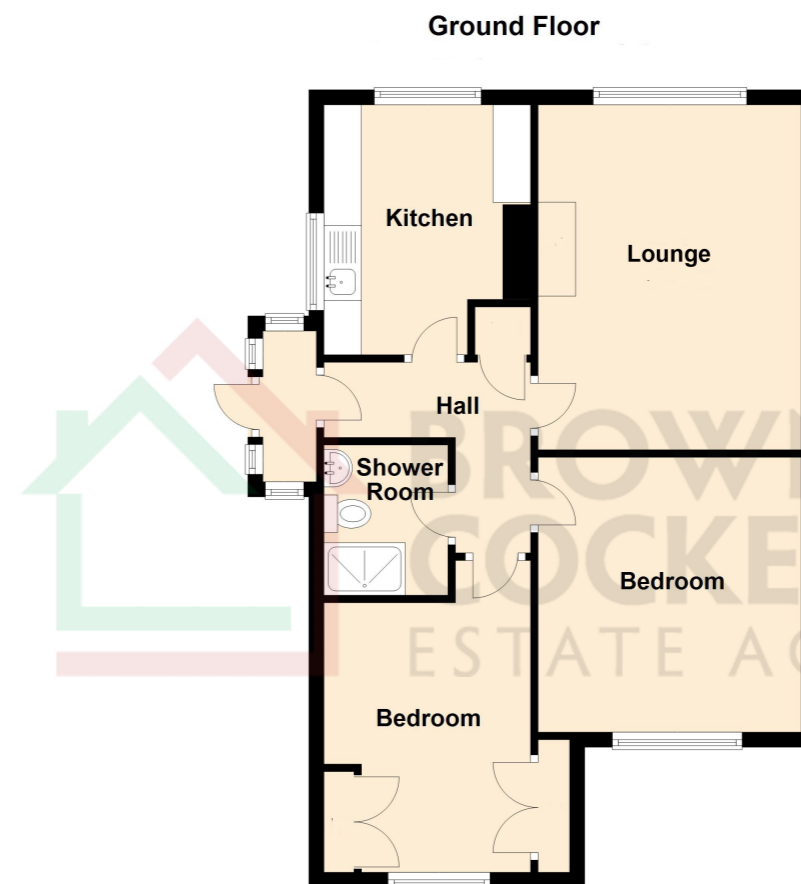
5' 4" x 5' 2" (1.63m x 1.57m)

### Externally

### Garage

15' 5" x 8' 6" (4.70m x 2.59m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(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.