



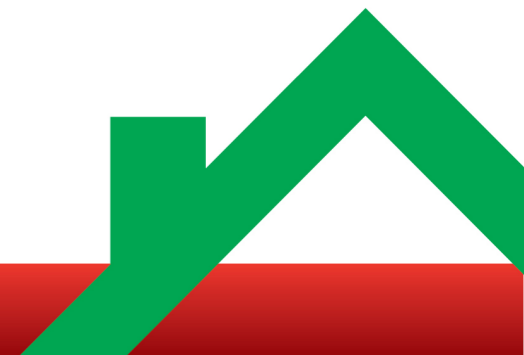
19 NIGHTINGALE GARDENS Offers Over £290,000 Freehold

COTON PARK
RUGBY
WARWICKSHIRE
CV23 0WT



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this standard construction brick built modern and well presented four bedroom end of mews townhouse built by Messrs Westbury/Persimmon Homes in 2004 and located within the popular residential estate of Coton Park to the north of Rugby town centre.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarkets, public house/restaurant and Elliott's Field retail park.

There is excellent commuter access available to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

The property offers spacious and versatile accommodation set over three floors, which in brief comprises of an entrance hall, ground floor cloakroom/w.c., dining room and a modern refitted kitchen/breakfast room with integrated appliances.

To the first floor is the principal lounge and master bedroom with an en-suite shower room.

To the second floor there are three further bedrooms (one currently used as a dressing room) and a family bathroom with a modern white suite.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

Externally, there is a block paved driveway to the side which provides off road parking for two vehicles and gives access to a single garage.

The enclosed and landscaped rear garden is laid to lawn with two seating areas which provide an ideal al-fresco dining and entertaining space.

Early viewing is considered essential.

Gross internal area: 1216ft² (113m²).

AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1300 pcm approx.

What3Words: ///sleep.poker.space

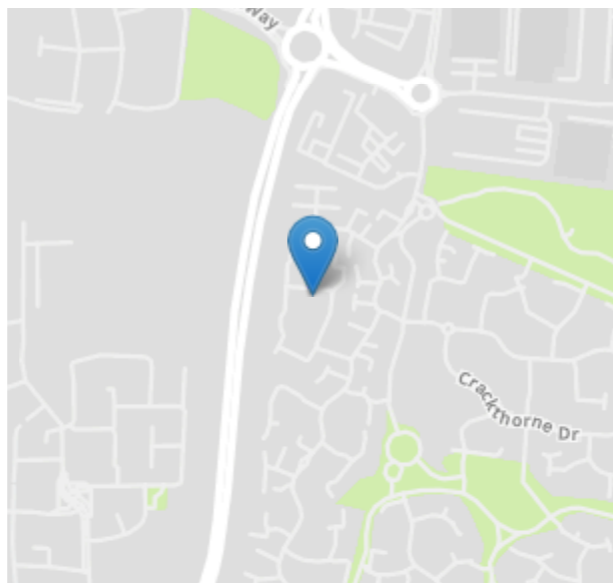
MORTGAGE & LEGAL ADVICE

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 Four Bedroom Three Storey Townhouse**
- **Ground Floor Cloakroom/W.C., Dining Room**
- **Refitted Kitchen/Breakfast Room with Appliances**
- **First Floor Lounge, Master Bedroom with En-Suite**
- **Three Bedrooms and Bathroom to Second Floor**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Off Road Parking, Garage, Enclosed Rear Garden**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

14' 2" x 5' 6" (4.32m x 1.68m)

Cloakroom/W.C.

4' 6" x 3' 9" (1.37m x 1.14m)

Dining Room

9' 9" x 9' 2" (2.97m x 2.79m)

Kitchen/Breakfast Room

14' 11" x 12' 8" (4.55m x 3.86m)

First Floor

Lounge

14' 11" x 11' 0" (4.55m x 3.35m)

Bedroom One

11' 10" x 9' 9" (3.61m x 2.97m)

En-Suite Shower Room

5' 6" x 5' 2" (1.68m x 1.57m)

Second Floor

Bedroom Two

9' 10" x 8' 0" (3.00m x 2.44m)

Bedroom Three

12' 6" x 8' 0" (3.81m x 2.44m)

Bedroom Four

9' 0" x 6' 8" (2.74m x 2.03m)

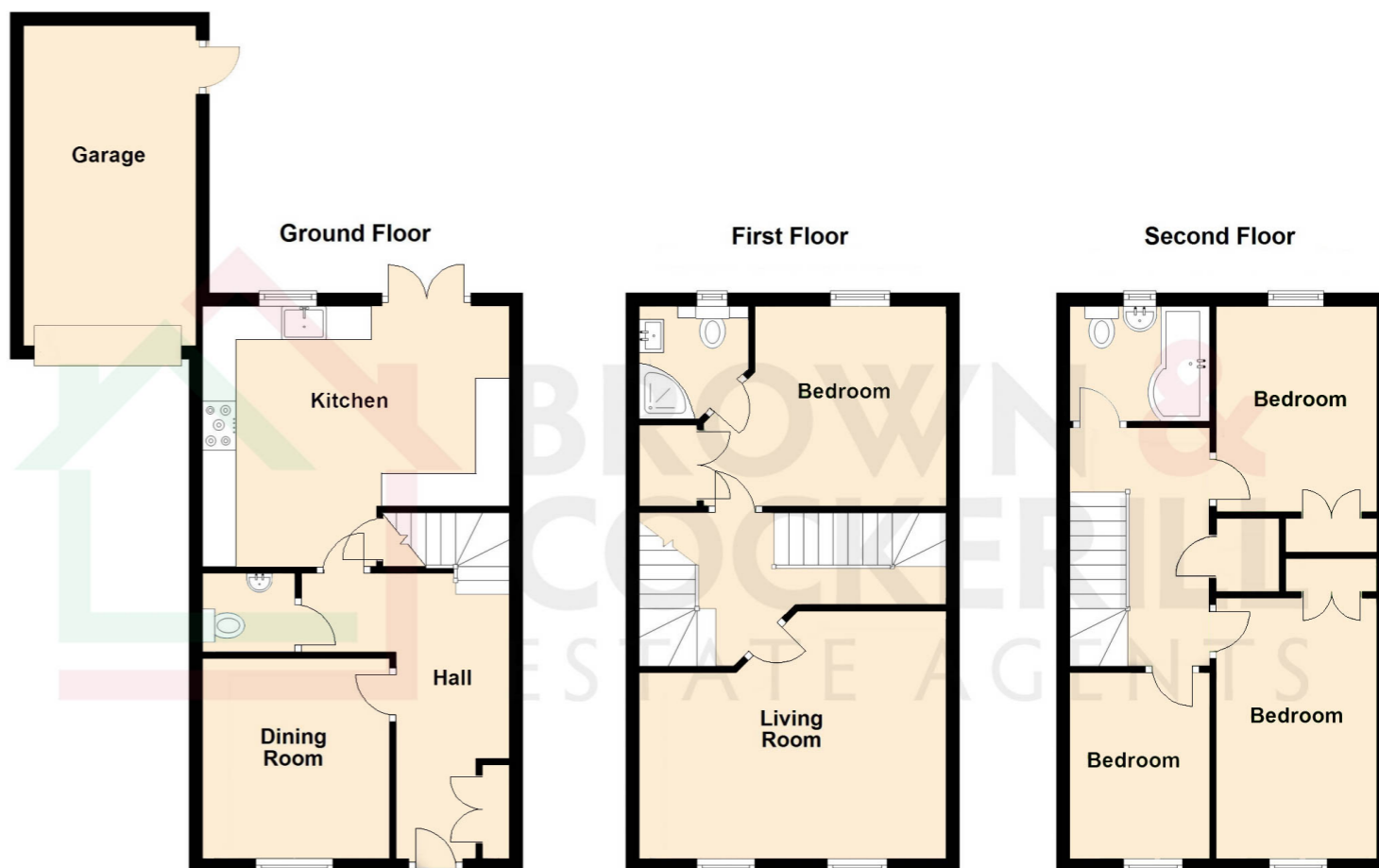
Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

Externally

Garage

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(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.