



38 JUNIPER WAY

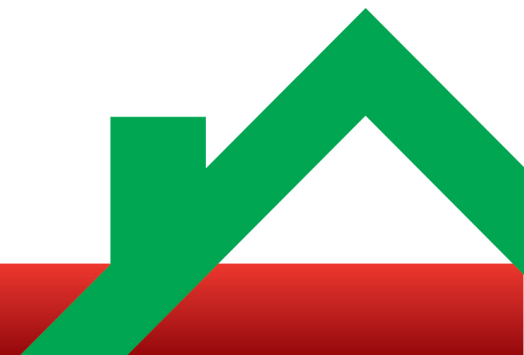
£335,000 Freehold

EDEN PARK
RUGBY
WARWICKSHIRE
CV21 1UE



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this modern and attractive three bedroom semi detached family home built in 2019 by Mssrs Bloor Homes to their popular 'Whitfield' design which offers 958 sqft of accommodation set over two floors. The property is of standard brick built construction with a tiled roof.

Situated on this popular residential estate on the northern outskirts of the town, the property offers excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

In brief, the accommodation comprises of an entrance hall, ground floor cloakroom/w.c., lounge and a contemporary kitchen/dining room with integrated appliances.

To the first floor, there are three well proportioned bedrooms, a family bathroom and an en-suite shower room to the master bedroom; both with contemporary white suites.

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

Externally, there is an enclosed and well tended rear garden laid to lawn with paved patio area to the immediate rear. A tarmac driveway to the side provides ample off road parking for two vehicles with access to a single garage.

Early viewing is considered essential.

Gross internal area: 89m² (958ft²).

AGENTS NOTES

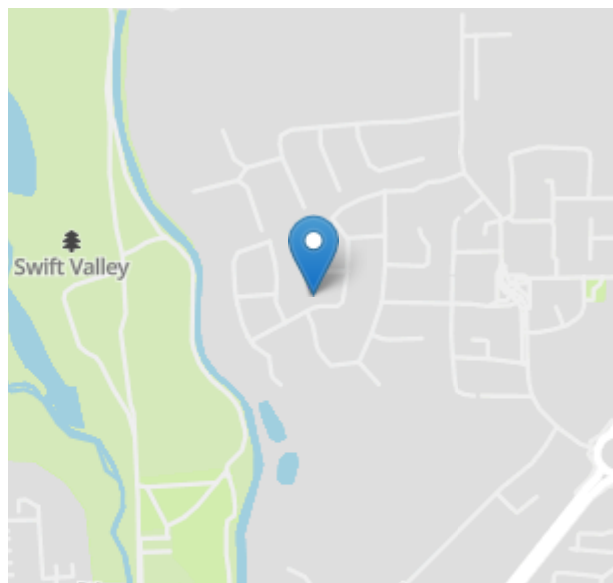
Council Tax Band 'C'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///scales.rider.moral

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 & Well Presented Three Bedroom Semi Detached Home**
- **Ground Floor Cloakroom/W.C., Lounge**
- **Kitchen/Dining Room with Integrated Appliances**
- **First Floor Family Bathroom, En-Suite to Master Bedroom**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Ample Off Road Parking & Garage**
- **Enclosed & Well Tended Rear Garden**
- **Early Internal Viewing Recommended**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

12' 4" max. x 8' 8" max. (3.76m max. x 2.64m max.)

Cloakroom/W.C.

4' 11" x 3' 4" (1.50m x 1.02m)

Lounge

14' 11" x 10' 6" (4.55m x 3.20m)

Kitchen/Dining Room

19' 5" x 9' 6" (5.92m x 2.90m)

First Floor

Bedroom One

9' 8" x 8' 9" (2.95m x 2.67m)

En-Suite Shower Room

7' 11" x 6' 1" (2.41m x 1.85m)

Bedroom Two

11' 0" x 7' 6" (3.35m x 2.29m)

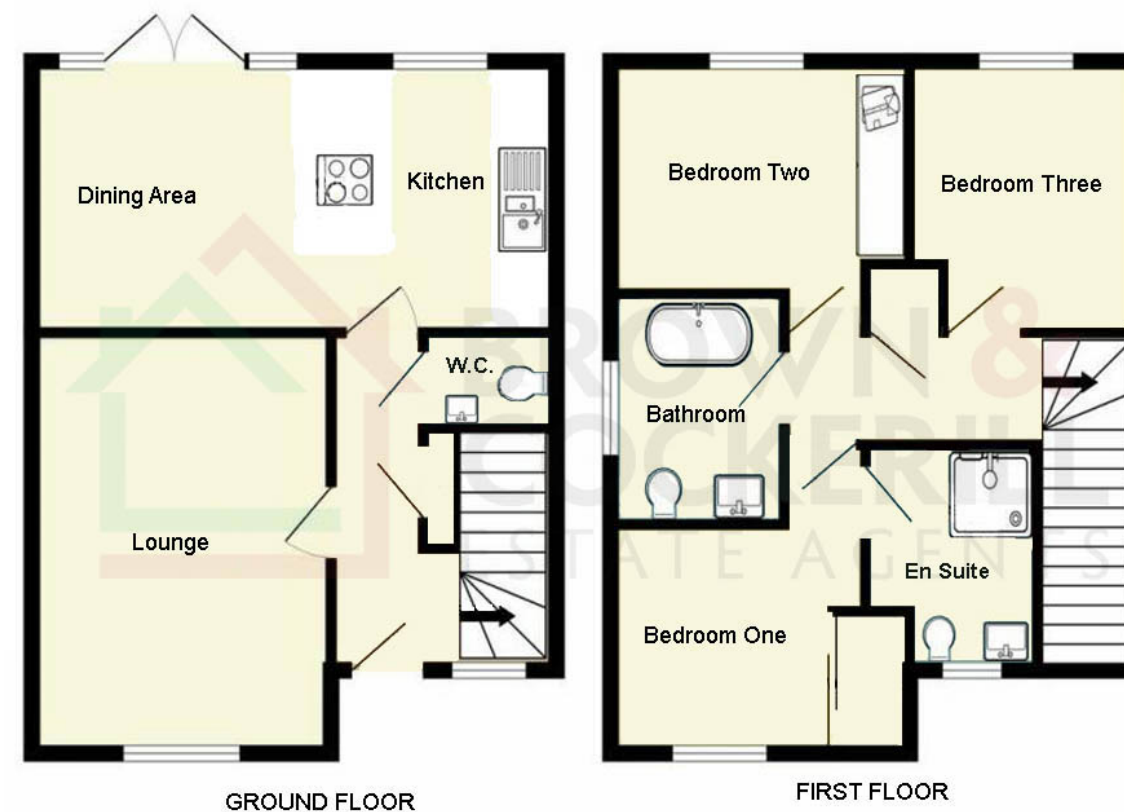
Bedroom Three

10' 6" x 8' 3" (3.20m x 2.51m)

Bathroom

7' 7" x 6' 5" (2.31m x 1.96m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(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	

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.