



20 LINDALE

BROWNSOVER
RUGBY
WARWICKSHIRE
CV21 1PH

Offers Over £215,000 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 three bedroom mid terraced property which is located to the north of Rugby town centre. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarket, medical centre, excellent local schooling and extensive shopping facilities at the nearby Elliott's Field and Junction One retail parks.

There are excellent commuter and transport links to the surrounding M1/M6/A5 and A14 Midland road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

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 the open plan lounge/dining room which has French doors opening onto the rear garden. The fitted kitchen has a built in oven/grill with a four ring induction hob and extractor over; space for upright fridge/freezer and a cupboard housing the Worcestershire gas fired combination central heating boiler. There is a pedestrian door opening onto the rear of the property. The ground floor shower room is fitted with a three piece white suite to include double shower enclosure, low level w.c., wash hand basin and there is a heated towel rail.

To the first floor; the landing gives access to partly boarded loft space with lighting and has doors off to the master bedroom with a built in cupboard/wardrobe and two further well proportioned bedrooms. The family bathroom is fitted with a three piece white suite to include a bath, low level w.c., wash hand basin and has a heated towel rail.

The property benefits from gas fired central heating to radiators, Upvc double glazing and has solar panels (information tbc).

Externally, to the front is a good sized block paved driveway providing off road parking for approximately three vehicles. The rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a paved patio area to the immediate rear. There is a timber garden shed and a useful brick built store with power and lighting connected and has space and plumbing for an automatic washing machine.

The property is being offered for sale with no onward chain and early viewing is highly recommended.

Gross Internal Area: approx. 85 m² (914 ft²).

AGENTS NOTES

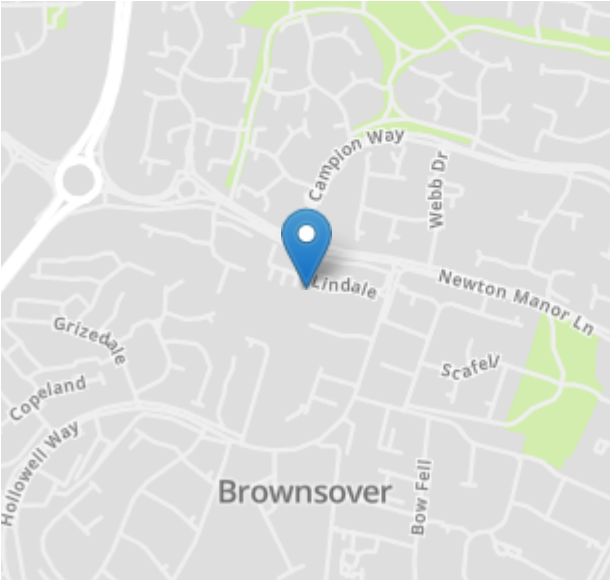
Council Tax Band 'B'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///crop.them.transfers

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 Three Bedroom Mid Terraced Property
- Popular Residential Location North of Rugby Town Centre
- Open Plan Lounge/Dining Room with French Doors to Rear Garden
- Fitted Kitchen with Oven and Induction Hob
- Ground Floor Shower Room and First Floor Family Bathroom
- Upvc Double Glazing, Gas Fired Central Heating to Radiators and Solar Panels
- Enclosed Rear Garden, Ample Off Road Parking and Brick Built Store
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	81	84
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

14' 7" x 8' 9" maximum (4.45m x 2.67m maximum)

Open Plan Lounge/Dining Room

23' 5" x 10' 4" maximum (7.14m x 3.15m maximum)

Kitchen

10' 9" x 8' 4" (3.28m x 2.54m)

Ground Floor Shower Room

6' 6" x 4' 8" (1.98m x 1.42m)

First Floor

Landing

8' 10" maximum x 8' 2" (2.69m maximum x 2.49m)

Bedroom One

10' 5" x 10' 5" (3.17m x 3.17m)

Bedroom Two

10' 8" x 10' 6" (3.25m x 3.20m)

Bedroom Three

8' 10" x 8' 4" (2.69m x 2.54m)

Family Bathroom

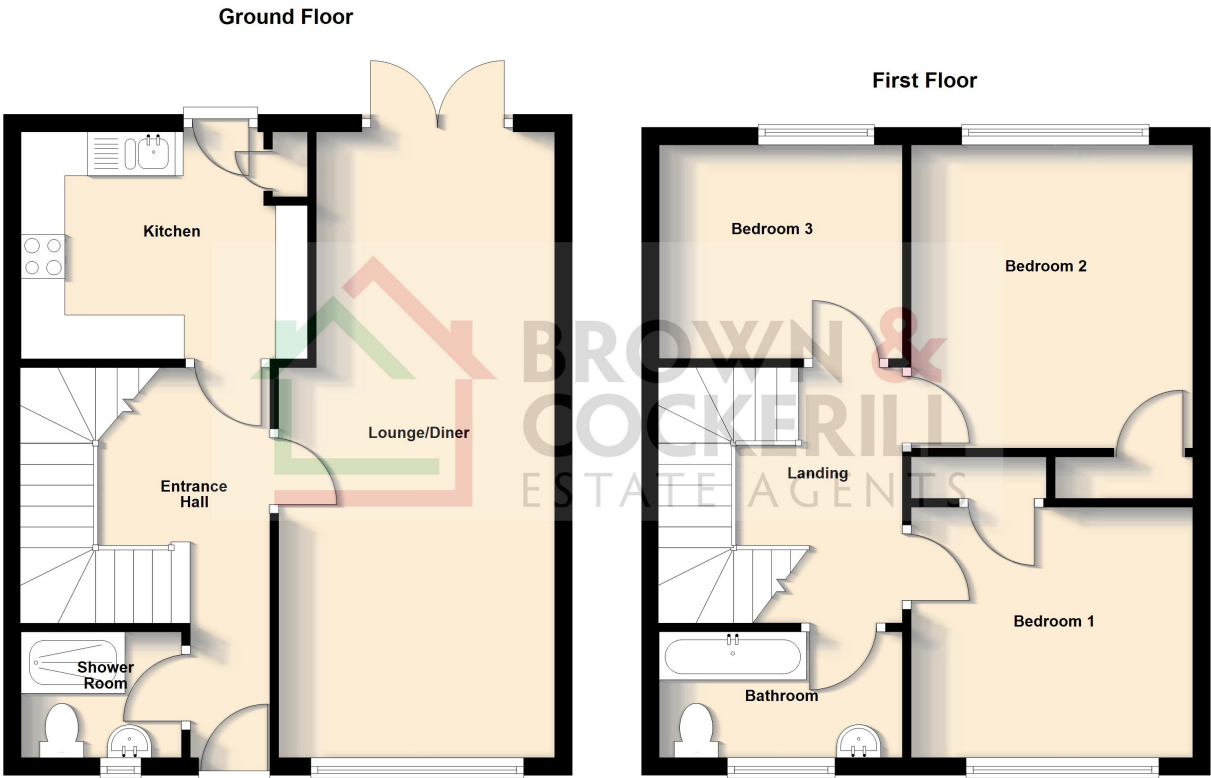
8' 5" x 6' 5" (2.57m x 1.96m)

Externally

Brick Built Store

5' 6" x 4' 4" (1.68m x 1.32m)

FLOOR PLAN



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.