



6 THORN CLOSE

BROWNSOVER
RUGBY
WARWICKSHIRE
CV21 1JN

£225,000 Freehold



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached bungalow located in the popular residential area of Brownsover, to the north of Rugby town centre. The bungalow is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

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

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

The accommodation is set over the ground floor and in brief, comprises of an entrance hall with door through to a kitchen. There is a lounge/dining room and inner hallway with a useful storage cupboard and has doors off to two double bedrooms and a family bathroom fitted with a three piece white suite to include a panelled bath with shower over, low level w.c., wash hand basin and a storage cupboard.

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

Externally, to the front is off road parking leading to the detached garage which has an electric up-and-over door; benefits from power and lighting connected and has a pedestrian door giving access into the enclosed rear garden which is predominantly laid to lawn.

Early viewing is highly recommended and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 55 m² (592 ft²).

AGENTS NOTES

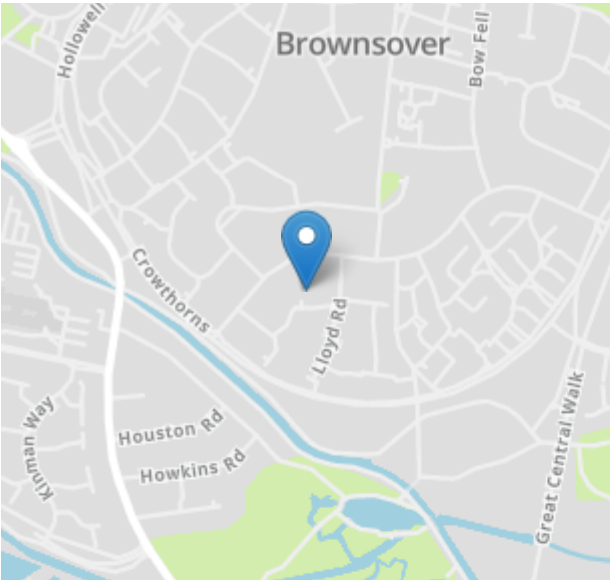
Council Tax Band 'C'.
What3Words: ///remit.zoom.fixed

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
- Popular Residential Location
- Kitchen and Lounge/Dining Room
- Two Double Bedrooms
- Family Bathroom with Three Piece White Suite
- Upvc Double Glazing, Gas Fired Central Heating and Solar Panels
- Enclosed Rear Garden, Off Road Parking and Garage
- 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		94
(81-91) B	89	
(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	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

4' 10" x 3' 5" (1.47m x 1.04m)

Kitchen

9' 10" x 7' 5" (3.00m x 2.26m)

Lounge/Dining Room

18' 7" x 10' 10" (5.66m x 3.30m)

Inner Hallway

6' 4" x 3' 1" (1.93m x 0.94m)

Bedroom One

13' 7" x 8' 10" (4.14m x 2.69m)

Bedroom Two

9' 10" x 8' 10" (3.00m x 2.69m)

Family Bathroom

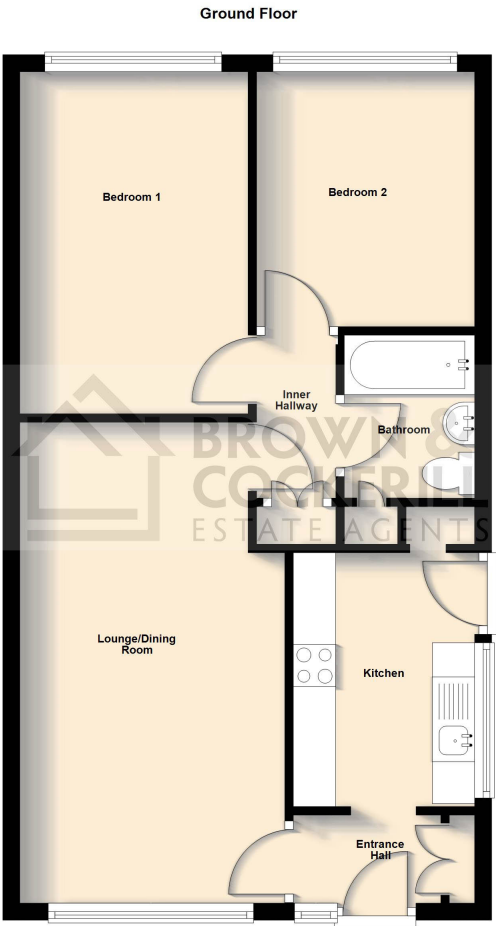
13' 1" x 5' 5" (3.99m x 1.65m)

Externally

Detached Garage

16' 10" x 8' 8" (5.13m x 2.64m)

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.