



14 BURNSIDE

RUGBY
WARWICKSHIRE
CV22 6AX

Offers Over £270,000 Freehold



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented and extended three bedroom semi detached property conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and has all mains services connected.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and bars and there is excellent local schooling for all ages.

There is easy access commuter access to the M1, M6, A5 and A14 road and motorway networks and Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of a storm porch and entrance hall with stairs rising to the first floor landing. There is a good sized lounge/dining room with oak flooring and extended kitchen/breakfast/family room with two Velux windows, Travertine flooring and provides an ideal entertaining space. The kitchen is fitted with solid oak units with granite work surfaces, under counter lighting and kick skirting lighting with a central island with an integrated dishwasher. There are two illuminated display cabinets, spot lights to ceiling, space for Rangemaster cooker and space and plumbing for appliances.

To the first floor, the landing has access to boarded loft space via a pull down ladder and doors off to the master bedroom which has built in wardrobes and field views. There are two further bedrooms and a family bathroom fitted with a modern three piece white suite to include a P-shaped bath with shower over, wash hand basin, low level w.c. and heated towel rail.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, there is a fore garden enclosed by a low level brick wall (which has the potential to provide off road parking), shared access to the side and pedestrian access to the rear garden via a timber gate. The enclosed rear garden has a patio area to the immediate rear with the remainder laid to lawn and there is a timber shed. Outside tap and electric points.

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

Gross Internal Area: approx. 89 m² (957 ft²).

AGENTS NOTES

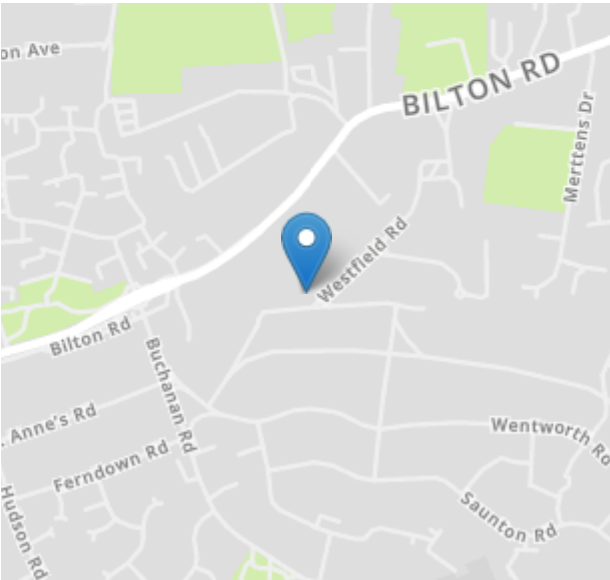
Council Tax Band 'B'.
Estimated Rental Value: £1250 pcm approx.
What3Words: ///dizzy.shower.loads

MORTGAGE & LEGAL ADVICE

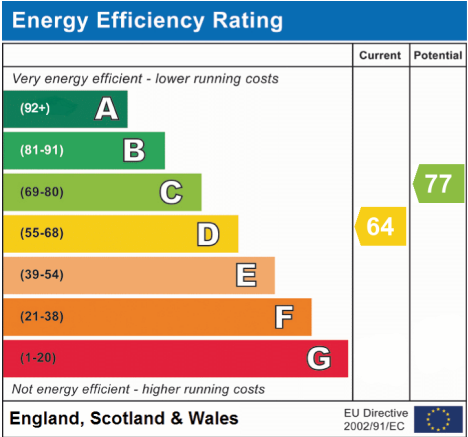
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **An Extended Three Bedroom Semi Detached Property**
- **Conveniently Located for Rugby Town Centre and Railway Station**
- **Lounge/Dining Room and Extended Kitchen/Breakfast/Family Room**
- **Master Bedroom with Field Views and Two Further Bedrooms**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall
12' 1" x 5' 2" (3.68m x 1.57m)
Lounge/Dining Room
Lounge Area: 12' 5" maximum x 10' 0" (3.78m maximum x 3.05m)
Dining Area: 12' 4" x 9' 4" (3.76m x 2.84m)
Extended Kitchen/Breakfast/Family Room
25' 3" x 14' 4" maximum (7.70m x 4.37m maximum)

First Floor

Bedroom One
12' 6" x 9' 1" (3.81m x 2.77m)
Bedroom Two
10' 2" x 9' 6" (3.10m x 2.90m)
Bedroom Three
8' 9" x 6' 1" (2.67m x 1.85m)
Family Bathroom
7' 6" x 5' 6" (2.29m x 1.68m)

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.