

## 1 EASTLANDS MEWS

BRONTE CLOSE  
RUGBY  
WARWICKSHIRE  
CV21 3PW

Guide Price £250,000 Freehold



## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern two bedroom end of terraced property which is conveniently located for Rugby town centre and railway station in the popular residential area of Bronte Close, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being 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.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

In brief, the accommodation is set over two floors and comprises of an open plan lounge/dining room/kitchen with the kitchen area having a four ring induction hob, built in oven with extractor over; integrated fridge/freezer and space and plumbing for an automatic washing machine and dishwasher. There is a useful under stairs storage cupboard, a door giving access to the rear garden and stairs rising to the first floor landing. There are two good sized bedrooms and a part tiled bathroom fitted with a three piece white suite to include a panelled bath with shower and screen over; wash hand basin, low level w.c., inset spotlight to ceiling, extractor fan and tiled flooring.

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

Externally, to the front is one allocated off road parking space with gated side pedestrian access to the rear. The enclosed rear garden is predominantly laid to lawn with a paved patio to the immediate rear and a timber garden shed.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 76 m<sup>2</sup> (818 ft<sup>2</sup>).

Annual Service Charge: £150.

\*\* Please note that the management company is in the process of being handed over to the residents, meaning the new owner will become part of the residents' management company and have direct involvement in its management.

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1100 pcm approx

What3Words: //belong.smashes.dizzy

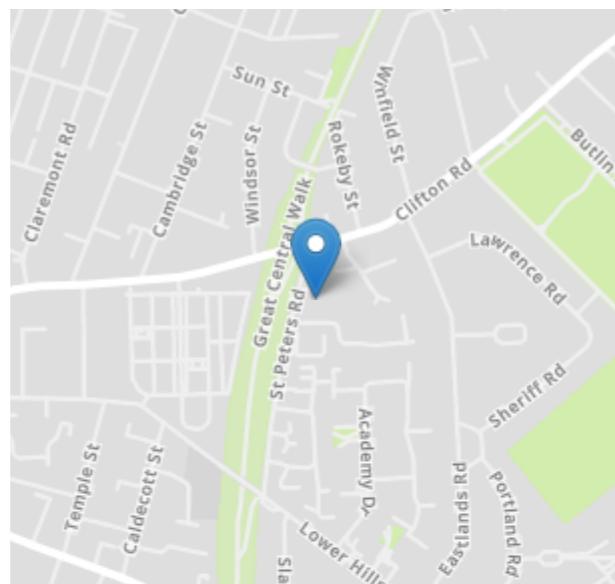
## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

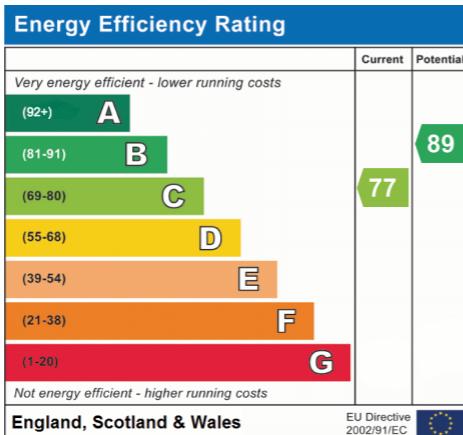
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- A Modern Two Bedroom End of Terraced Property
- Popular Residential Location Close to Rugby Town Centre
- Open Plan Lounge/Dining Room/Kitchen with Oven, Hob and Integrated Appliances
- First Floor Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden
- One Allocated Off Road Parking Space
- Early Viewing is Highly Recommended



## ENERGY PERFORMANCE CERTIFICATE



## ROOM DIMENSIONS

### Ground Floor

**Open Plan Lounge/Dining Room/Kitchen**  
27' 4" x 17' 2" (8.33m x 5.23m)

### First Floor

#### Landing

7' 6" maximum x 3' 1" (2.29m maximum x 0.94m)

### Bedroom One

17' 0" maximum x 8' 9" (5.18m maximum x 2.67m)

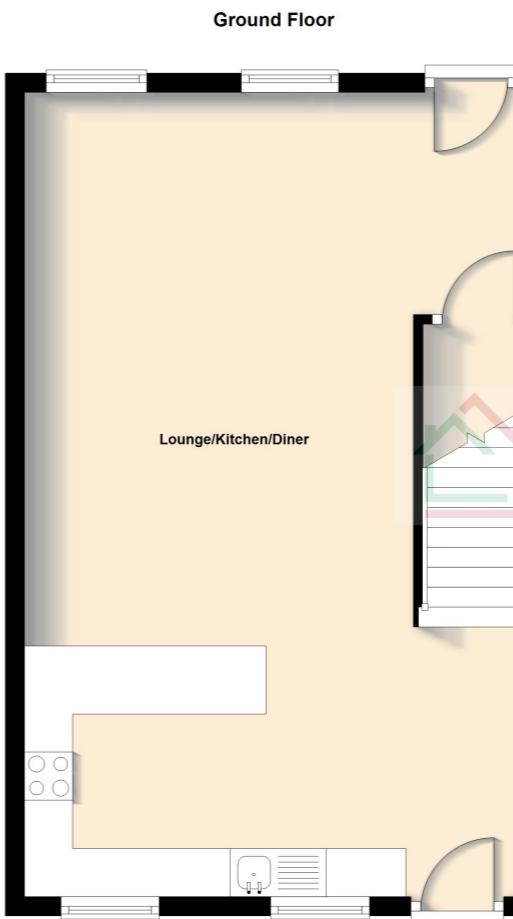
### Bedroom Two

10' 3" x 9' 0" (3.12m x 2.74m)

### Bathroom

7' 6" x 6' 2" (2.29m x 1.88m)

## FLOOR PLAN



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### 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.