



11 JASMINE WAY

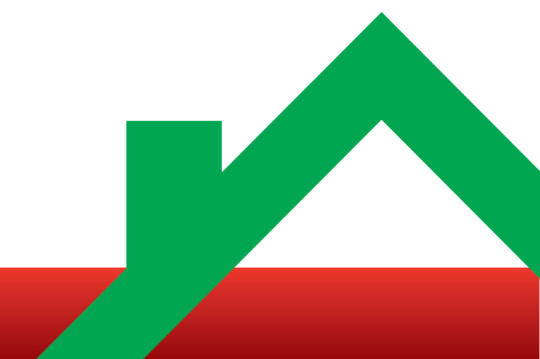
Guide Price £350,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7UR



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom detached bungalow situated in the popular residential area of Bilton, Rugby.

The bungalow is within walking distance of all local village amenities to include shops, stores, post office, supermarket, butcher's, hairdressers, two public houses and churches of several denominations.

There are bus routes to Rugby town centre and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the Midland motorway and road networks.

In brief, the accommodation comprises of an entrance hall, spacious lounge/dining room with French doors opening onto the conservatory, fitted kitchen/breakfast room, bedroom one with an en-suite shower room which is fitted with a modern white suite, further bedroom and family shower room also with a modern white suite.

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

Externally there is a well maintained and enclosed rear garden with lawned area and paved patio area to the immediate rear. To the front of the property there are slate areas and a block paved driveway providing off road parking for one vehicle and gives access to the single garage which has an electric roller door and power and lighting connected.

Early viewing is advised to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 79 m² (850 ft²).

AGENTS NOTES

Council Tax Band 'D'.
Estimated Rental Value: £1000 pcm approx.
What3Words: ///ironic.spearhead.smashes

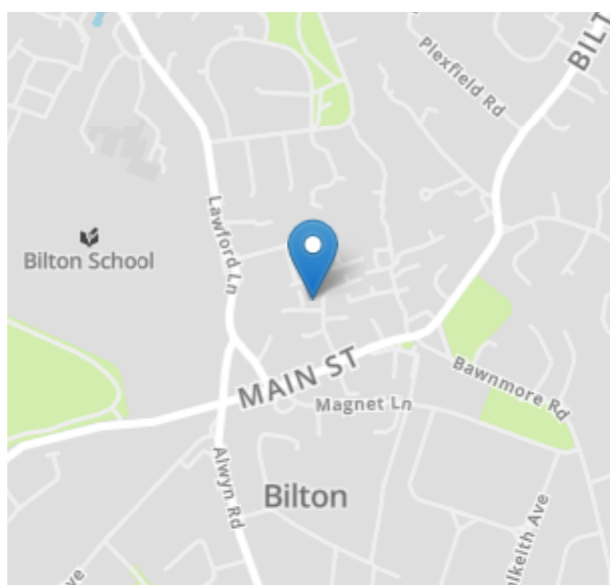
MORTGAGE & LEGAL ADVICE

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 Detached Bungalow
- Popular Residential Location
- Spacious Lounge/Dining Room with French Doors to Conservatory
- Master Bedroom with En-Suite Shower Room
- Further Family Shower Room with Modern White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Off Road Parking and Garage
- Early Viewing Advised and No Onward Chain



ROOM DIMENSIONS

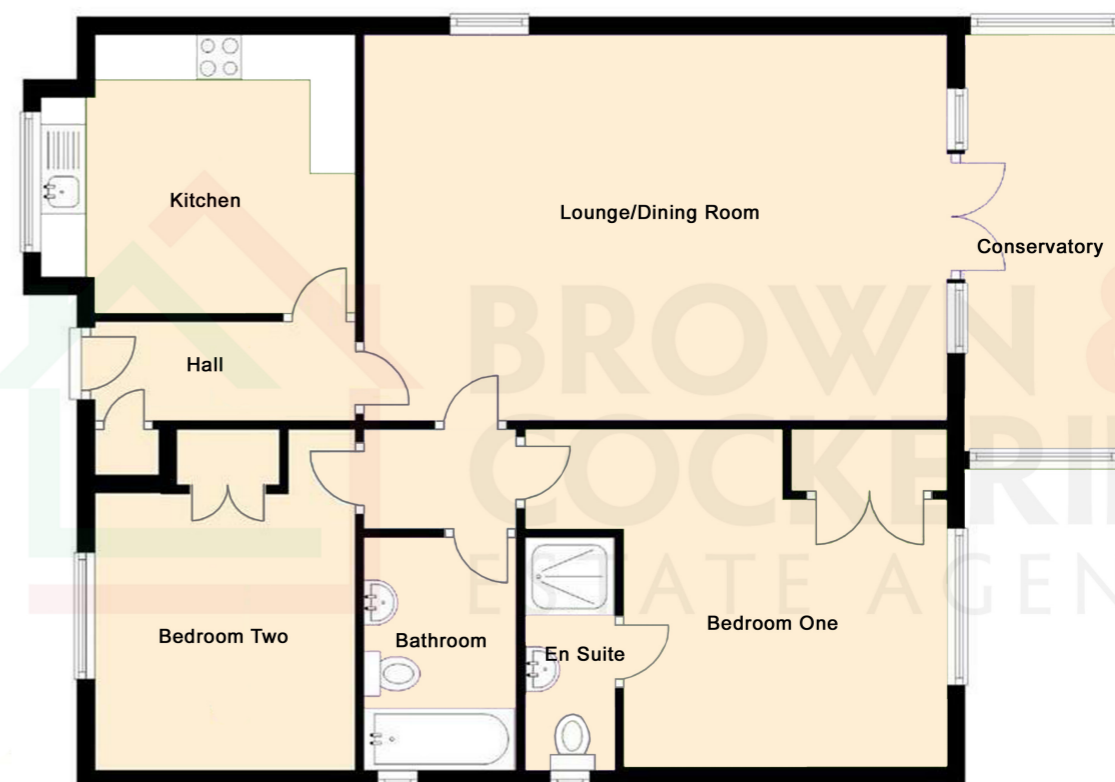
Ground Floor

- Entrance Hall
- Lounge/Dining Room
21' 2" x 13' 10" (6.45m x 4.22m)
- Kitchen/Breakfast Room
11' 2" x 10' 2" (3.40m x 3.10m)
- Conservatory
14' 11" x 8' 2" (4.55m x 2.49m)
- Bedroom One
14' 5" x 12' 6" (4.39m x 3.81m)

En-Suite Shower Room

- 8' 1" x 3' 10" (2.46m x 1.17m)
- Bedroom Two
12' 6" x 10' 2" (3.81m x 3.10m)
- Shower Room
8' 6" x 5' 6" (2.59m x 1.68m)
- Externally
- Garage
17' 4" x 8' 7" (5.28m x 2.62m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(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.