



12 EMERALD CLOSE

ASHLAWN GARDENS
RUGBY
WARWICKSHIRE
CV22 5FA

Offers Over £300,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three bedroom end of mews family home situated in the popular residential location of Ashlawn Gardens, Rugby. The property is of standard brick built construction with a tiled roof, has all mains services connected and benefits from the remainder of the 10 year NHBC certificate.

The property is located on the outskirts of Rugby and benefits from excellent local schooling, green spaces including the popular Cock Robin Wood and Sainsbury's supermarket which is within walking distance.

There is convenient commuter access to the M45, M1 and M6 road and motorway networks and Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within an hour.

The property offers contemporary accommodation set over two floors and in brief, comprises of an entrance hall and lounge with inset spotlights to ceiling and stairs rising to the first floor landing. The ground floor cloakroom w.c. is fitted with a modern white suite to include a low level w.c. and pedestal wash hand basin. The fitted kitchen/dining room has a four ring gas hob with oven beneath and extractor over; integrated fridge/freezer; slimline dishwasher and washer dryer and there are French doors opening onto the rear garden.

To the first floor; the landing has a storage cupboard and doors off to the master bedroom which has fitted wardrobes and a modern en-suite shower room fitted with a double shower enclosure, low level w.c. and pedestal wash hand basin. There are two further bedrooms with bedroom two also benefitting from built in wardrobes. The family bathroom is fitted with a three piece white suite to include a panelled bath with shower over; low level w.c. and pedestal wash hand basin.

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

Externally, to the front is off road parking for two vehicles with further parking for another two vehicles at the side and an electric vehicle charging point. The rear garden is enclosed by timber fencing to the boundaries and has a paved patio area to the immediate rear providing an ideal al fresco dining/entertaining space. The remainder of the garden is laid to lawn and there is side pedestrian access to the frontage and a timber garden shed.

Early viewing is highly recommended to avoid disappointment.

Gross internal area: 77 m² (828 ft²).

AGENTS NOTES

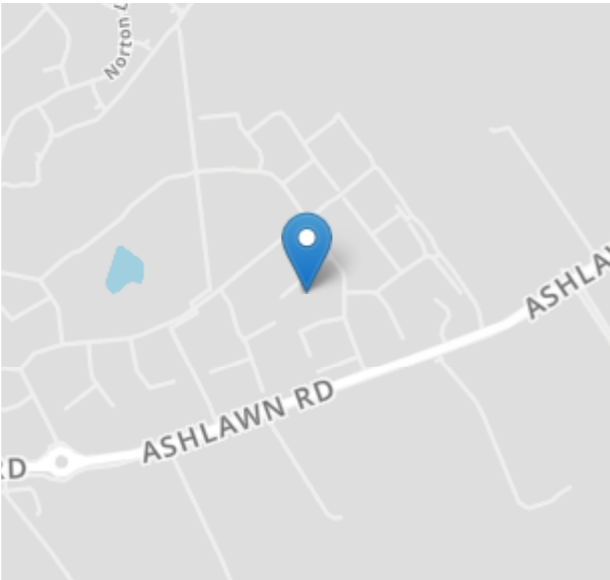
Council Tax Band 'C'.
Estimated Rental Value: £1350 pcm approx.
What3Words: ///spill.fast.papers

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 Three Bedroom End of Mews Family Home
- Sought After Residential Location
- Lounge, Ground Floor Cloakroom/W.C.
- En-Suite Shower Room to Master Bedroom, First Floor Family Bathroom
- Fitted Kitchen/Dining Room with Integrated Appliances
- Gas Fired Central Heating to Radiators, Upvc Double Glazing
- Ample Off Road Parking, Enclosed Rear Garden
- Early Viewing is Highly Recommended



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		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

4' 4" x 3' 7" (1.32m x 1.09m)

Lounge

15' 0" maximum x 11' 7" (4.57m maximum x 3.53m)

increasing to 16' 7" maximum x 11' 7" (5.05m

maximum x 3.53m)

Kitchen/Dining Room

15' 0" x 10' 5" (4.57m x 3.17m)

Ground Flor Cloakroom/W.C.

5' 2" x 3' 0" (1.57m x 0.91m)

First Floor

Landing

12' 0" x 6' 2" (3.66m x 1.88m)

Bedroom One

11' 8" x 8' 4" (3.56m x 2.54m)

En-Suite Shower Room

8' 4" maximum x 4' 4" maximum (2.54m maximum x

1.32m maximum)

Bedroom Two

10' 1" x 8' 4" (3.07m x 2.54m)

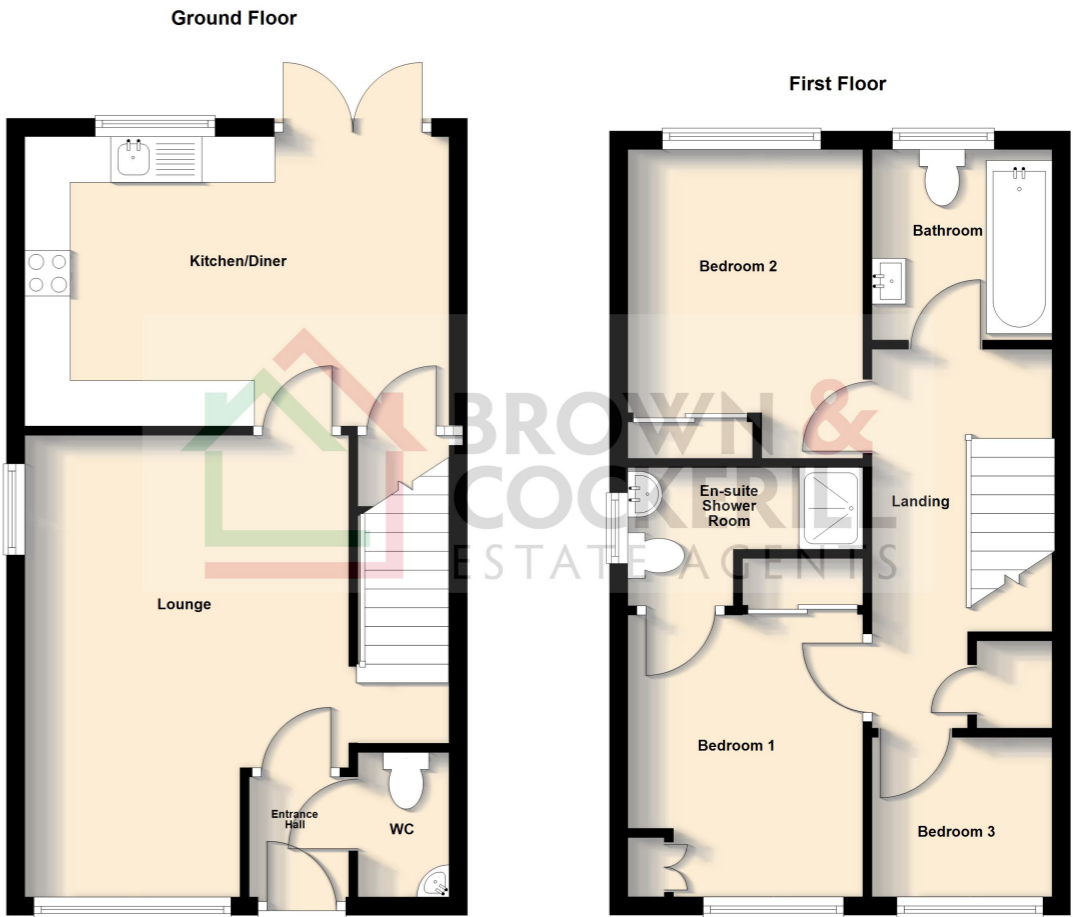
Bedroom Three

8' 7" x 6' 2" (2.62m x 1.88m)

Family Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

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.