



17 CRESWELL PLACE

£320,000 Freehold

CAWSTON
RUGBY
WARWICKSHIRE
CV22 7GZ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three bedroom semi detached property located on the popular Cawston development in Rugby. The property is situated within a quiet cul-de-sac adjacent to a large public open space, ideal for walks.

There are a range of amenities situated within the immediate area to include a parade of shops and stores, hot food take away outlet and a sought-after primary school. Nearby Bilton village provides a more comprehensive selection of shops and amenities to include a butchers, two public houses, two major chain supermarkets, bus routes to Rugby town centre and excellent local schooling for all ages.

Rugby railway station operates a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is also easy commuter access to the M1, M45 and A45 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to the accommodation. The lounge has a feature fireplace with gas fire and there is an open plan kitchen/dining room with the kitchen having a built in oven and hob with extractor over. There is a separate utility room with ground floor cloakroom/W.C.

To the first floor, the landing gives access to the master bedroom which has built-in wardrobes and an ensuite shower room with white suite to include a shower cubicle, pedestal wash hand basin and low level w.c. The family bathroom is also fitted with a three piece white suite to include a panelled bath with shower over, pedestal wash hand basin and low level W.C.

The property is of standard brick built construction with a tiled roof, has mains services connected and benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, there is a tandem tarmacadam driveway to the side providing ample off road parking and giving access to the single garage. The enclosed rear garden is predominantly laid to lawn with a paved patio area to the immediate rear making for an ideal al-fresco dining and entertaining space.

The property is being offered for sale with no onward chain.

Early viewing is considered essential.

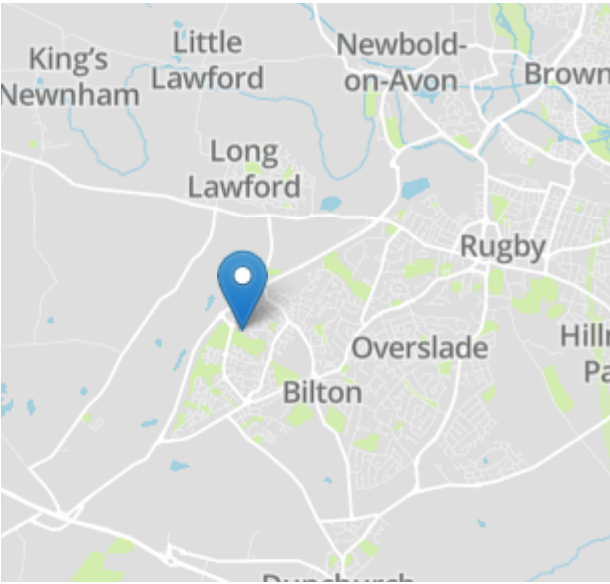
Gross Internal Area: approx. 82 m² (882 ft²).

AGENTS NOTES


Council Tax Band 'D'.
What3Words: ///inflamed.importing.cinemas

KEY FEATURES

- A Modern Three Bedroom Semi Detached Property
- Popular Residential Location
- Lounge with Feature Fireplace
- Kitchen/Dining Room with Oven and Hob, Separate Utility Room/W.C.
- En-Suite to Master Bedroom and First Floor Family Bathroom with White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- 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	74	89
(81-91) B		
(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

6' 2" x 5' 0" (1.88m x 1.52m)

Lounge

16' 4" x 10' 4" (4.98m x 3.15m)

Kitchen/Dining Room

16' 4" x 9' 5" (4.98m x 2.87m)

Utility Room

7' 10" x 6' 3" (2.39m x 1.91m)

Cloakroom/W.C.

First Floor

Landing

12' 3" x 6' 9" (3.73m x 2.06m)

Bedroom One

10' 6" excluding wardrobes x 10' 4" (3.20m excluding wardrobes x 3.15m)

En-Suite Shower Room

5' 9" x 5' 5" (1.75m x 1.65m)

Bedroom Two

10' 4" x 9' 5" (3.15m x 2.87m)

Bedroom Three

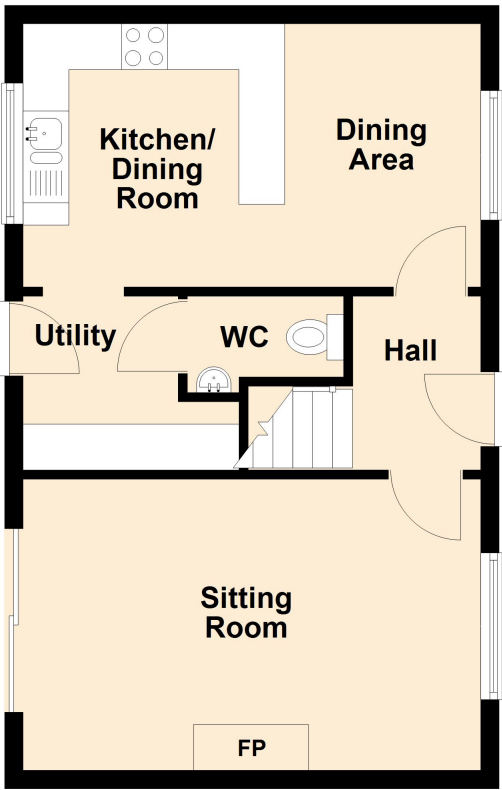
7' 3" x 6' 8" (2.21m x 2.03m)

Family Bathroom

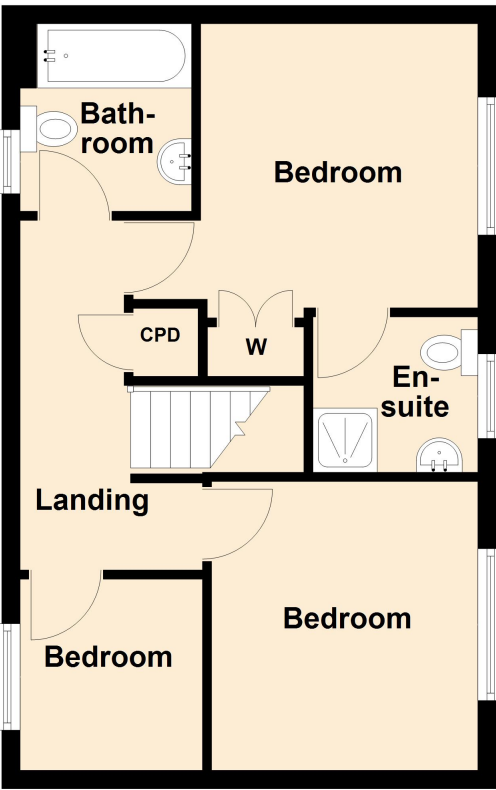
6' 7" x 6' 1" (2.01m x 1.85m)

FLOOR PLAN

Ground Floor



First Floor



Total area: approx. 81.2 sq. metres (873.5 sq. feet)

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.