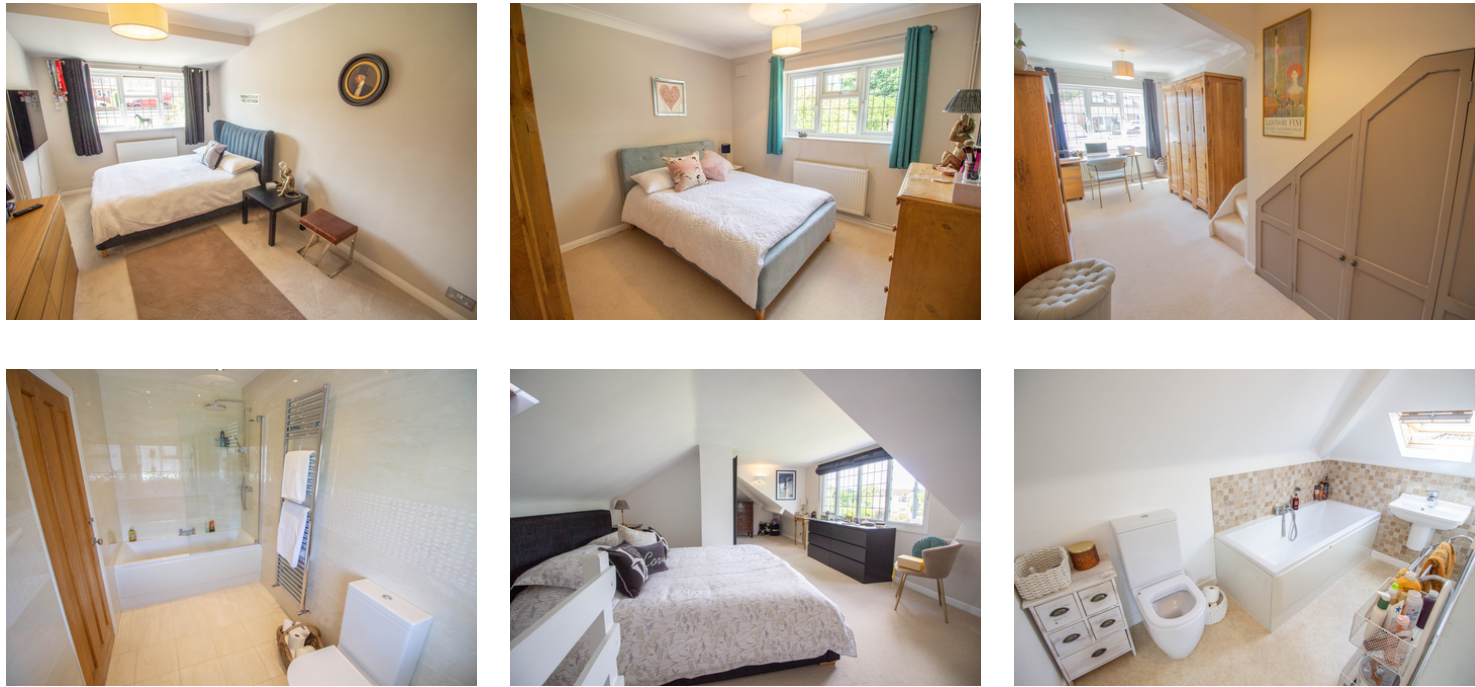




20 COLLEDGE CLOSE

£520,000 Freehold

BRINKLOW
RUGBY
WARWICKSHIRE
CV23 0NT



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 extended three bedroom detached bungalow situated in the sought after village location of Brinklow. The bungalow is of standard brick built construction with a tiled roof and a flat roof over the extended kitchen to the rear of the property.

There are a range of local amenities including shops and stores, public houses and a village school. There are a wider range of facilities available in nearby Rugby, Coventry and Leamington Spa.

There is convenient commuter access to the Midland road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of a large entrance hall, two spacious double bedrooms and a lounge with double doors opening onto the rear garden. The extended kitchen/breakfast room has a central island and double doors opening onto the rear garden and separate boot room/utility room. The study has stairs rising to the first floor and under stairs storage and the ground floor family bathroom fitted with a modern three piece white suite.

To the first floor, is the master bedroom with an en-suite bathroom fitted with a modern three piece white suite.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

Externally, the fore garden is laid to lawn with a large block paved driveway providing off road parking for several vehicles and side pedestrian access to the rear of the property. The generously sized rear garden is predominantly laid to lawn with a paved patio area to the immediate rear which is ideal for al fresco dining/entertaining and there is a timber garden shed.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 150 m² (1614 ft²).

AGENTS NOTES

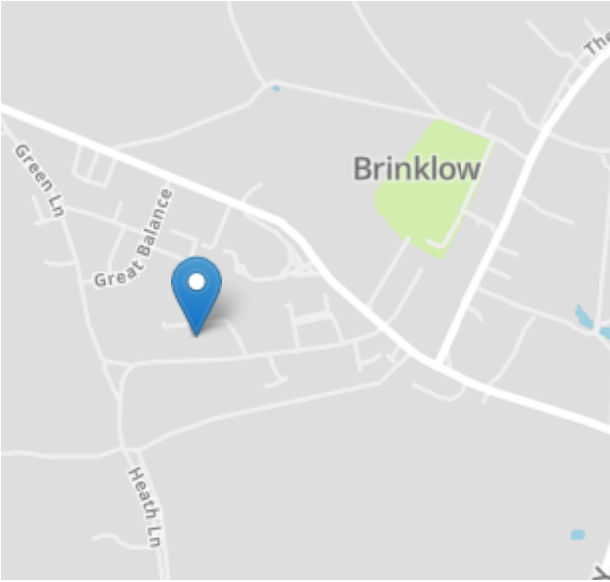
Council Tax Band 'E'.
What3Words: ///stereos.disbanded.photocopy

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 Detached Bungalow
- Sought After Village Location
- Lounge with Doors to Rear Garden, Study
- Kitchen/Breakfast Room with Separate Utility/Boot Room
- Ground Floor Family Bathroom and First Floor En-Suite Bathroom to Master Bedroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Ample Off Road Parking and Generously Sized Rear Garden
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		80
(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
23' 9" maximum x 12' 6" (7.24m maximum x 3.81m)
Bedroom Two
15' 9" maximum x 9' 5" maximum (4.80m maximum x 2.87m maximum)
Bedroom Three
11' 4" x 10' 5" (3.45m x 3.17m)
Lounge
17' 10" x 11' 4" (5.44m x 3.45m)
Kitchen/Breakfast Room
21' 5" x 14' 6" (6.53m x 4.42m)

Utility Room

14' 8" x 5' 1" (4.47m x 1.55m)

Study

19' 4" x 8' 4" (5.89m x 2.54m)

Family Bathroom

11' 7" x 5' 5" (3.53m x 1.65m)

First Floor

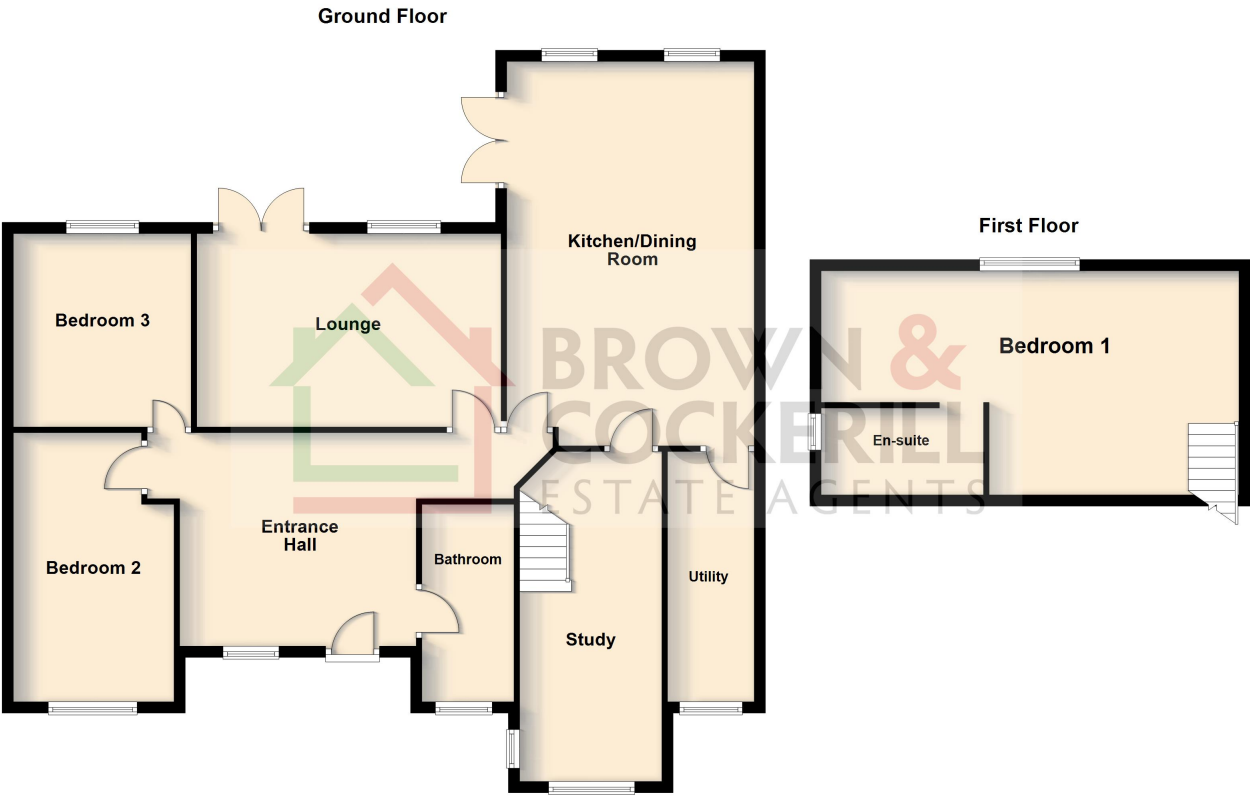
Bedroom One

24' 6" maximum x 13' 1" (7.47m maximum x 3.99m)

En-Suite Shower Room

9' 6" x 5' 1" (2.90m x 1.55m)

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.