



24 DICKENS ROAD

£265,000 Freehold

HILLSIDE
RUGBY
WARWICKSHIRE
CV22 5RW



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached chalet style property situated in the popular residential location of Hillside, Rugby. The bungalow is of standard brick built construction and has a tiled roof.

There are a range of amenities available within the immediate area to include a small parade of local shops including a newsagent and hairdresser. There is excellent schooling for all ages and Sainsbury's superstore is within easy walking distance.

The property is conveniently located for commuter access to the M1, M45 and A45 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 an entrance hall with stairs rising to the first floor landing, lounge/dining room with feature fireplace and doors opening onto the rear garden, kitchen and a further reception room/study.

To the first floor are three well proportioned bedrooms and a family bathroom fitted with a three piece white suite (limited head height over the bath).

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

Externally, to the front of the property is a blocked paved driveway providing off road parking for two vehicles and giving access to the garage which has an electric roller door and power and lighting connected. There is a lawned area with planted shrub border and a timber pedestrian gate allowing for access to the rear. The enclosed rear garden has a paved patio area to the immediate rear with the remainder being laid to lawn with planted shrub borders and a timber garden shed.

Early viewing is highly recommended and the property is being offered for sale with no onward chain,

Gross Internal Area: approx. 70 m² (753 ft²).

AGENTS NOTES

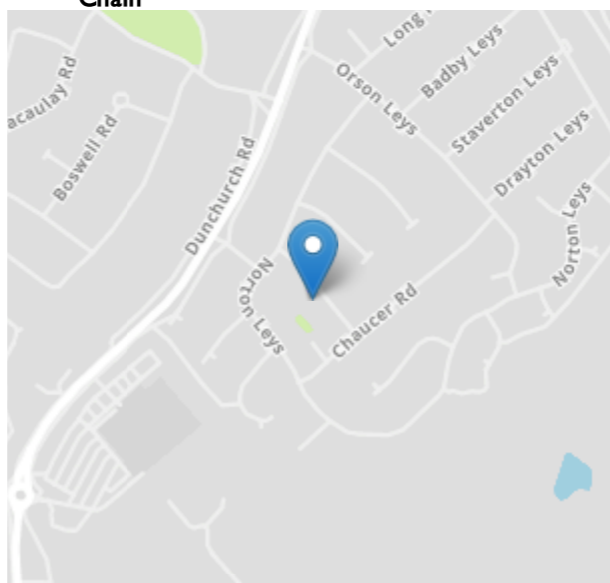
Council Tax Band 'C'.
Estimated Rental Value: £1100pcm approx.
What3Words: ///violin.bumps.songs

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 Three Bedroom Semi Detached Chalet Style Property**
- **Popular Residential Location**
- **Lounge/Dining Room with Feature Fireplace and Doors to Rear Garden**
- **Kitchen, Study**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Garage and Off Road Parking**
- **Early Viewing Highly Recommended, No Onward Chain**



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		
(39-54)	E		80
(21-38)	F	50	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

ROOM DIMENSIONS

Ground Floor

Entrance Hall

15' 0" x 6' 0" (4.57m x 1.83m)

Lounge/Dining Room

20' 0" maximum x 12' 0" maximum (6.10m maximum x 3.66m maximum)

Kitchen

10' 0" x 9' 0" (3.05m x 2.74m)

Study

6' 0" x 6' 0" (1.83m x 1.83m)

First Floor

Bedroom One

11' 0" x 11' 0" (3.35m x 3.35m)

Bedroom Two

11' 0" x 8' 10" maximum (3.35m x 2.69m maximum)

Bedroom Three

10' 0" x 6' 0" (3.05m x 1.83m)

Family Bathroom (Limited Head Height)

6' 0" x 5' 0" (1.83m x 1.52m)

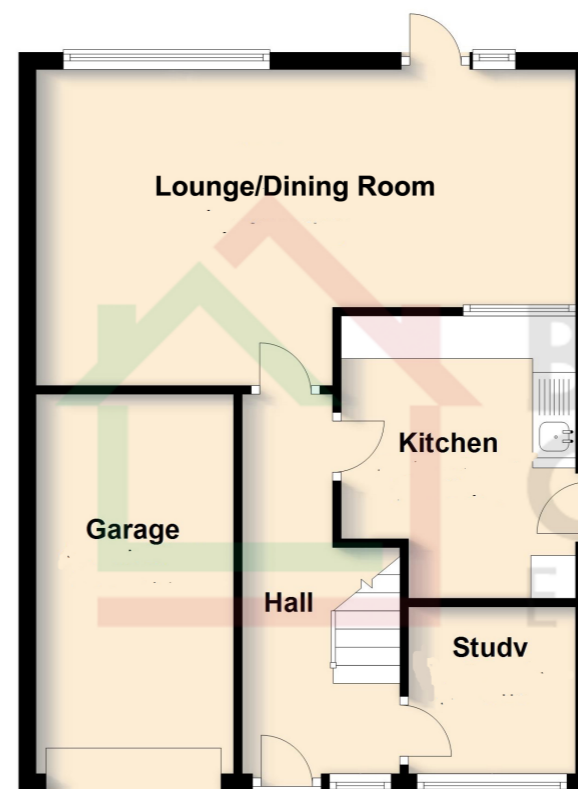
Externally

Garage

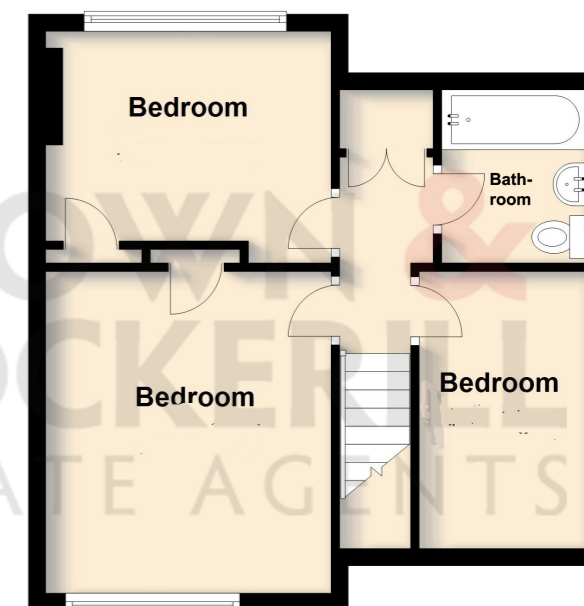
15' 10" x 7' 0" (4.83m x 2.13m)

FLOOR PLAN

Ground Floor



First Floor



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.