



9 EASTLANDS PLACE

£290,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3RS



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached family home situated in a quiet cul-de-sac and conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof.

There are a range of local amenities to include a parade of shops and stores, hot food take away outlets and schooling for all ages. Rugby railway station and town centre are within easy walking distance and offer a more comprehensive range of shops, stores and supermarkets, restaurants and cafes, library, public houses, doctors surgeries, leisure facilities, recreational parks and churches of several denominations.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy access to the M1, M6, A5 and A14 road and motorway networks, making this location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with a tiled floor and stairs rising to the first floor landing, a fitted kitchen with useful under stairs storage cupboard/pantry, space and plumbing for appliances and a barn style door opening onto the rear garden. The open plan lounge/dining room has patio doors off the dining area which open onto the rear garden.

To the first floor there are three well proportioned double bedrooms and a family bathroom fitted with a bath with shower over, wash hand basin, low level w.c. an heated towel rail.

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

Externally, the front the property overlooks a green area and has a block paved driveway providing off road parking for several vehicles. The generously sized rear garden has a gravelled area to the immediate rear which provides an ideal al fresco dining/entertaining space. The remainder of the garden is laid to lawn with various trees and shrubs. There is an outside store and to the side of the property is a timber fenced covered area ideal for bin storage and gives access to the front.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 86 m² (925 ft²).

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1300 pcm approx.

What3Words: ///props.lock.demand

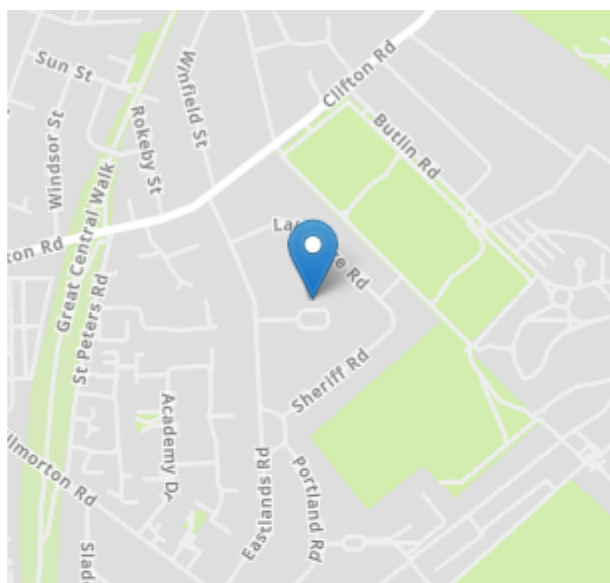
MORTGAGE & LEGAL ADVICE

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

- Quiet Cul-de-Sac Location Close to Rugby Town Centre and Railway Station
- Fitted Kitchen with Barn Style Door to Rear Garden
- Open Plan Lounge/Dining Room with Patio Door to Rear Garden
- First Floor Family Bathroom with Three Piece White Suite
- Double Glazed and Gas Fired Central Heating to Radiators
- Good Sized Rear Garden and Ample Off Road Parking
- Early Viewing is Highly Recommended
- Three Bedroom Semi Detached Family Home



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(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

9' 0" x 7' 10" maximum (2.74m x 2.39m maximum)

Kitchen

10' 0" x 7' 0" (3.05m x 2.13m)

Open Plan Lounge/Dining Room

Lounge Area: 11' 0" x 9' 10" (3.35m x 3.00m)

Dining Area: 14' 0" x 11' 0" (4.27m x 3.35m)

First Floor

Bedroom One

12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom Two

12' 0" x 10' 0" (3.66m x 3.05m)

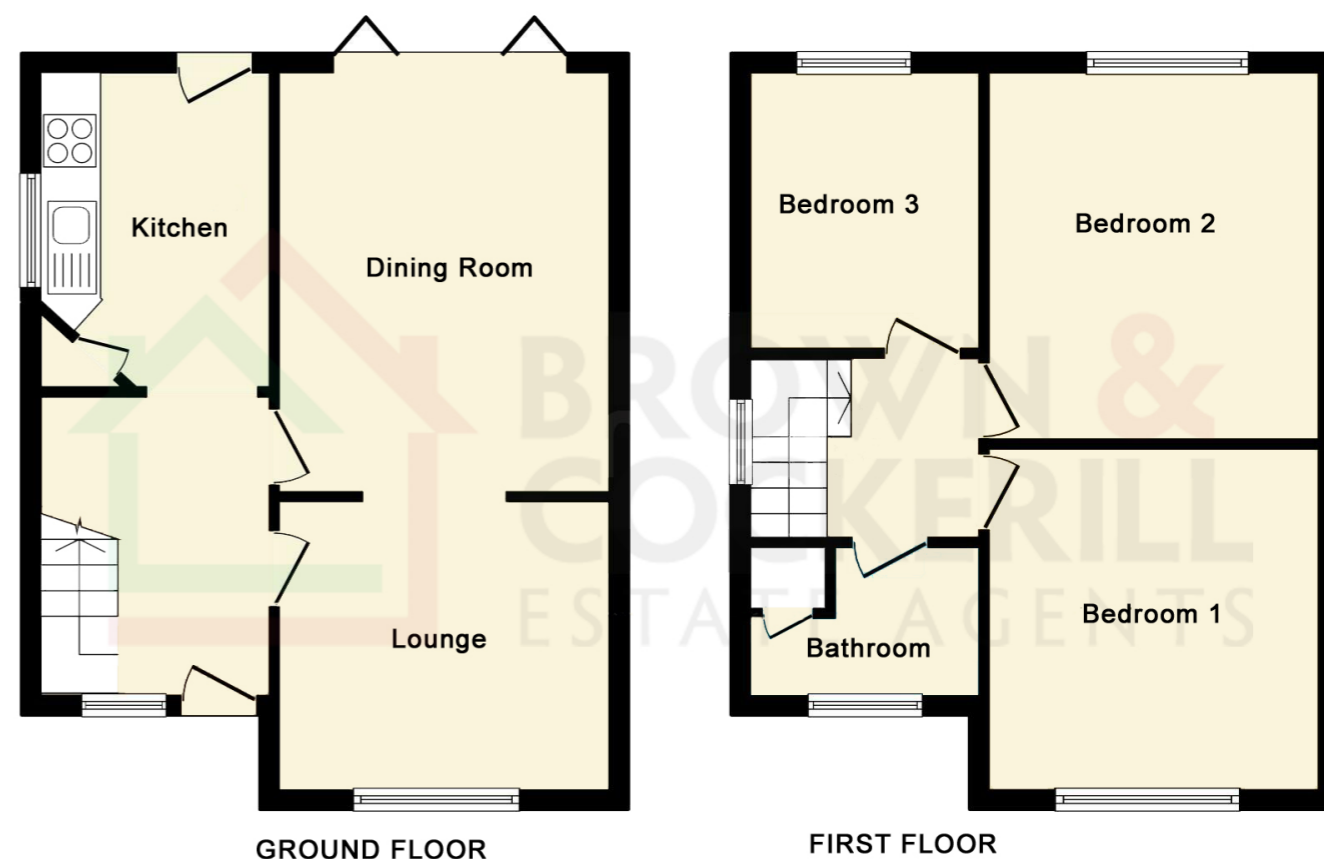
Bedroom Three

9' 0" x 8' 0" (2.74m x 2.44m)

Family Bathroom

7' 0" maximum x 5' 0" (2.13m maximum x 1.52m)

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.