



19 OLD FARM CLOSE

£399,950 Freehold

CAWSTON
RUGBY
WARWICKSHIRE
CV22 7NY



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this stunning three bedroom detached home built by Messrs William Davis Homes and is situated on a corner plot within the popular residential area of Cawston Grange, Rugby.

There are a range of amenities available within the immediate area to include shops, stores, excellent schooling for all ages and bus routes to Rugby town centre. Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy commuter access to the A45/A46/M1 and M6 road and motorway networks.

In brief, the accommodation comprises of an entrance porch, entrance hall, ground floor cloakroom/W.C., lounge with feature fireplace, spacious conservatory, modern fitted kitchen/dining room with integrated hob & oven and a separate utility room.

To the first floor there are three well proportioned bedrooms with the master bedroom having an en-suite shower room. There is a further family shower room fitted with a contemporary white suite.

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

Externally, the property occupies a prominent corner plot with a driveway providing off road parking and access to a single garage. The enclosed and landscaped rear garden offers an artificial turf area with flowering and herbaceous shrub borders.

Early viewing is considered essential to appreciate the property on offer.

Gross Internal Area: approx. 96m² (1033ft²).

AGENTS NOTES

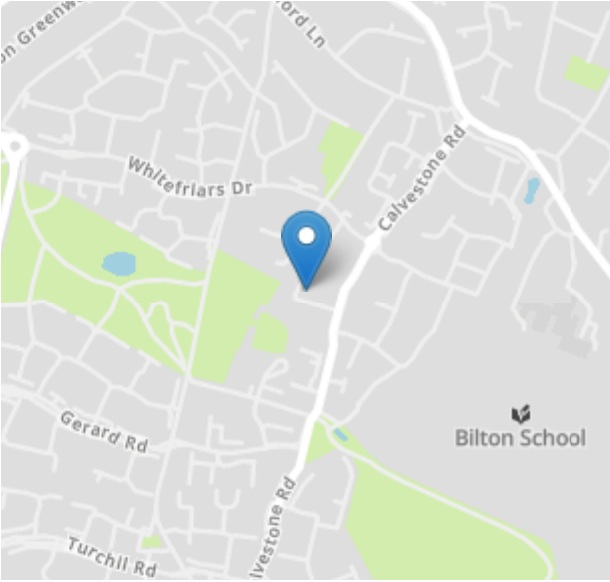
Council Tax Band 'D'.
Estimated Rental Value: £1450 pcm approx.
What3Words: /// outgoing.angry.tensions

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 & Well Presented Three Bedroom Detached Family Home**
- **Lounge with Feature Fireplace, Conservatory**
- **Fitted Modern Kitchen/Dining Room, Utility Room**
- **Ground Floor Cloakroom/W.C.**
- **En-Suite Shower Room to Bedroom One**
- **Upvc Double Glazed, Gas Fired Central Heating to Radiators**
- **Corner Plot, Off Road Parking & Single Garage**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

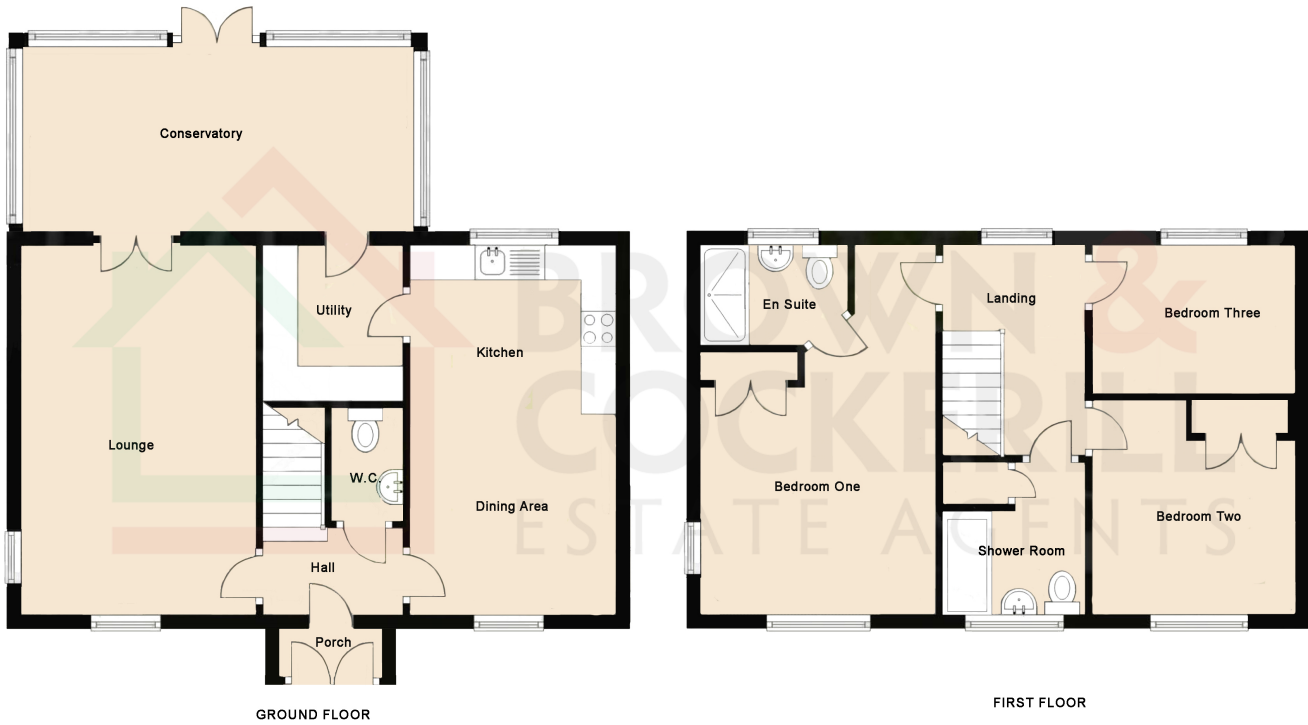
Ground Floor

- Entrance Porch**
7' 1" x 2' 2" (2.16m x 0.66m)
- Entrance Hall**
6' 6" x 4' 0" (1.98m x 1.22m)
- Cloakroom/W.C.**
5' 4" x 3' 4" (1.63m x 1.02m)
- Lounge**
17' 5" x 11' 0" (5.31m x 3.35m)
- Kitchen/Dining Room**
17' 5" x 9' 8" (5.31m x 2.95m)
- Utility Room**
7' 4" x 6' 7" (2.24m x 2.01m)
- Conservatory**
18' 6" x 9' 7" (5.64m x 2.92m)

First Floor

- Landing**
10' 8" x 7' 0" (3.25m x 2.13m)
- Bedroom One**
17' 6" max. x 11' 2" (5.33m max. x 3.40m)
- En-Suite Shower Room**
7' 5" x 5' 5" (2.26m x 1.65m)
- Bedroom Two**
10' 10" x 9' 4" (3.30m x 2.84m)
- Bedroom Three**
9' 4" x 7' 0" (2.84m x 2.13m)
- Shower Room**
9' 8" x 6' 11" (2.95m x 2.11m)

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.