



24 CHARLESFIELD ROAD

Offers Over £270,000 Freehold

ROKEBY ESTATE
RUGBY
WARWICKSHIRE
CV22 5PQ



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 three bedroom semi detached family home situated on the popular residential estate of Rokeby, Rugby.

The property is conveniently located for all amenities to include shops and stores, hot food take way outlets, public house and has excellent local schooling for all ages.

There is convenient commuter access to the M1/M6/M45 and A45 road and motorway networks. Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief the accommodation comprises of an entrance hall with stairs rising to the first floor landing and open plan lounge/dining room/kitchen. The lounge area has a feature fireplace and opens through to the dining room/fitted kitchen with integrated oven and hob.

To the first floor there are three well proportioned bedrooms and a family bathroom fitted with a modern three piece white suite.

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

Externally, to the front of the property is a tarmac driveway providing off road parking for several vehicles. The good sized and enclosed rear garden is predominantly laid to lawn with a paved patio area to the immediate rear, a raised decked area and timber garden shed.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 76 m² (818 ft²).

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1200 pcm approx.

What3Words: ///belt.pint.split

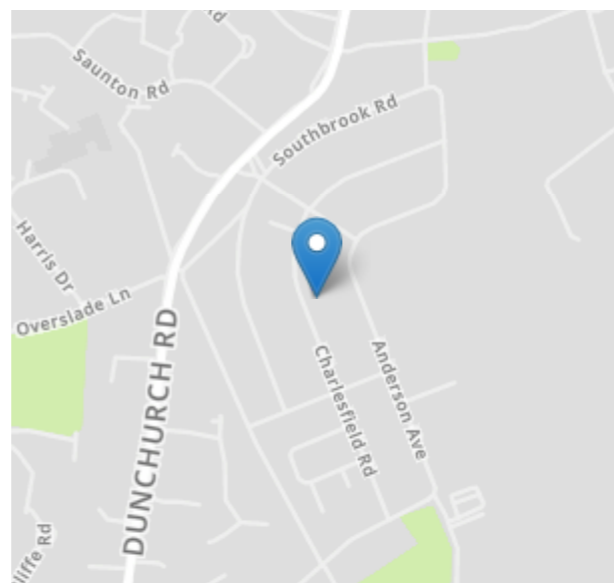
MORTGAGE & LEGAL ADVICE

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 Family Home**
- **Popular Residential Location**
- **Open Plan Lounge/Dining Room/Kitchen with Integrated Oven and Hob**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **First Floor Modern Family Bathroom with Three Piece White Suite**
- **Good Sized and Enclosed Rear Garden**
- **Ample Off Road Parking**
- **Early Viewing Considered Essential**



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	62	
(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

Open Plan Lounge/Dining Room/Kitchen

13' 0" x 10' 4" (3.96m x 3.15m) Lounge Area

11' 9" x 9' 8" (3.58m x 2.95m) Dining Area

18' 2" x 6' 8" (5.54m x 2.03m) Kitchen Area

First Floor

Bedroom One

17' 1" into bay window x 9' 5" (5.21m into bay window x 2.87m)

Bedroom Two

11' 9" x 10' 7" (3.58m x 3.23m)

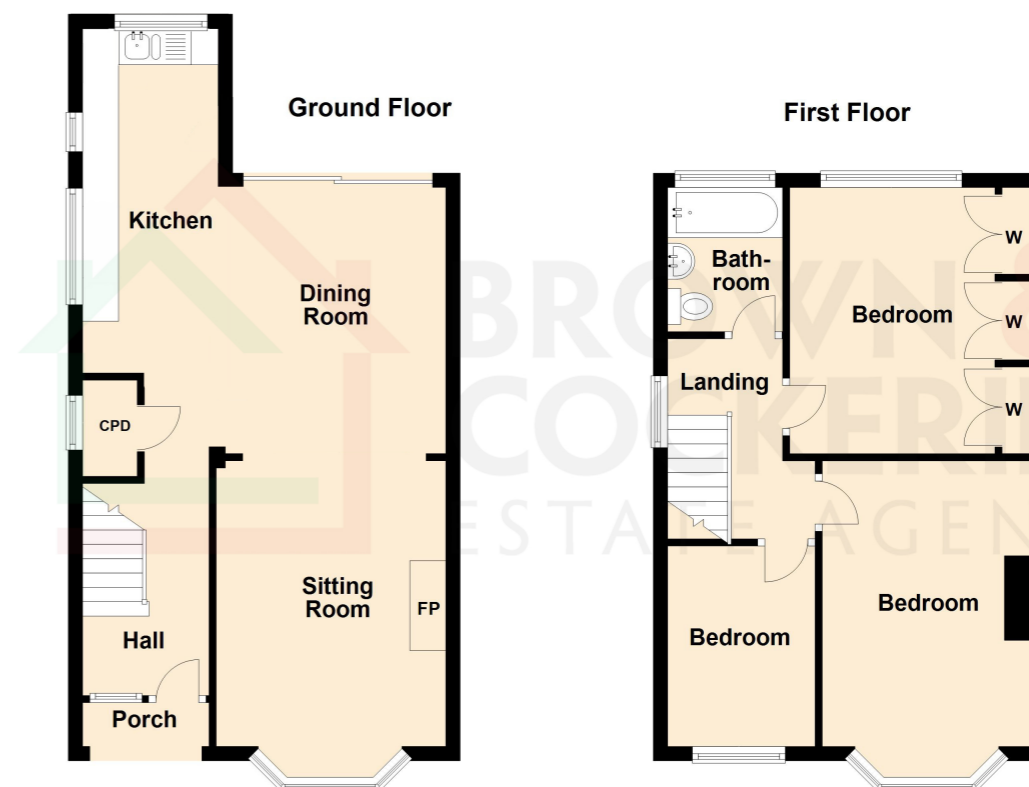
Bedroom Three

9' 7" x 6' 7" (2.92m x 2.01m)

Family Bathroom

5' 8" x 5' 5" (1.73m x 1.65m)

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.