



56 BROOKSIDE

£375,000 Freehold

STRETTON ON DUNSMORE
RUGBY
WARWICKSHIRE
CV23 9NH



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three-bedroom detached bungalow set within the heart of this picturesque and sought-after Warwickshire village.

The village of Stretton on Dunsmore boasts a range of amenities to include a local general store/post office, All Saints Parish church, a modern doctor's surgery, an outstanding primary school, a friendly pub and a spacious village hall.

There are excellent transport links to the surrounding towns and cities of Rugby, Coventry and Leamington Spa via the A45/A46/M1/M6 road and motorway networks.

In brief the accommodation comprises of an entrance hall, lounge/dining room with feature fireplace, fitted kitchen shower room, and three double bedrooms. Bedroom three is currently being used as a formal dining room.

The property benefits from gas fired central heating to radiators via a combination boiler and Upvc double glazing.

Externally there is a driveway with off-road parking to the front along with a single garage to the rear which is accessed via a driveway which is shared with next door. The enclosed rear garden is laid to lawn with flowering and herbaceous shrub borders and inset maturing trees and benefits from a south-east facing aspect.

Early viewing is considered essential.

Gross internal area: 83m² (893ft²)

AGENTS NOTES

Local Authority: Rugby Borough Council
Council Tax Band 'D'.
What3Words://seat.strictest.slumped

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**
- **Lounge/Dining Room with Feature Fireplace**
- **Fitted Kitchen, Family Shower Room**
- **Gas Fired Central Heating to Radiators, Double Glazing**
- **Enclosed Rear Garden, Driveway, Parking & Garage**
- **Scope for Further Modernisation/Improvement**
- **No Onward Chain, Early Viewings is Advised**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

10' 5" x 9' 10" (3.17m x 3.00m)

Lounge/Dining Room

21' 9" x 11' 8" (6.63m x 3.56m)

Fitted Kitchen

17' 9" x 10' 3" max. (5.41m x 3.12m max.)

Bedroom One

11' 10" x 8' 5" to wardrobes (3.61m x 2.57m to wardrobes)

Bedroom Two

12' 1" to wardrobes x 9' 0" (3.68m to wardrobes x 2.74m)

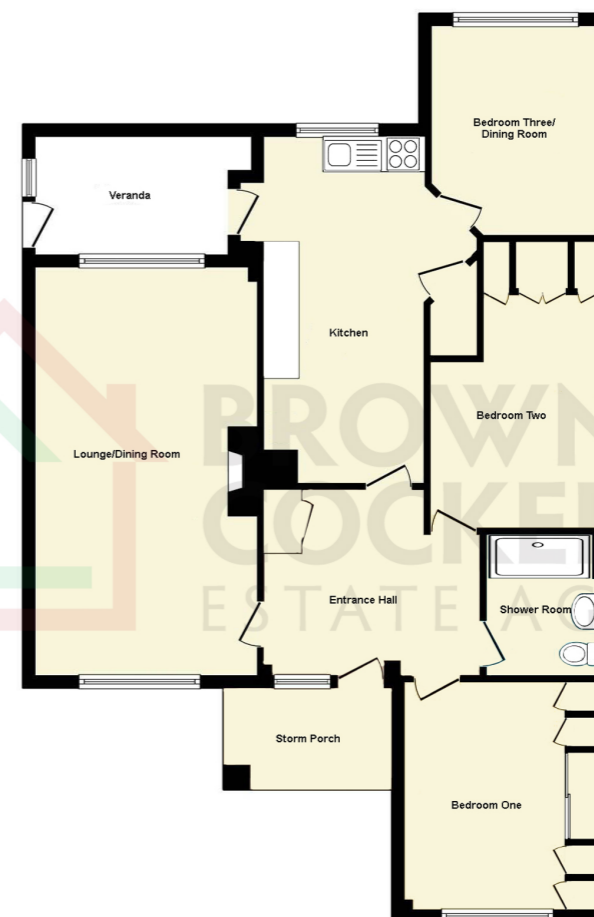
Bedroom Three/Dining Room

10' 10" x 9' 1" (3.30m x 2.77m)

Shower Room

7' 4" x 5' 9" (2.24m x 1.75m)

FLOOR PLAN



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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.