



9 BOXWOOD DRIVE

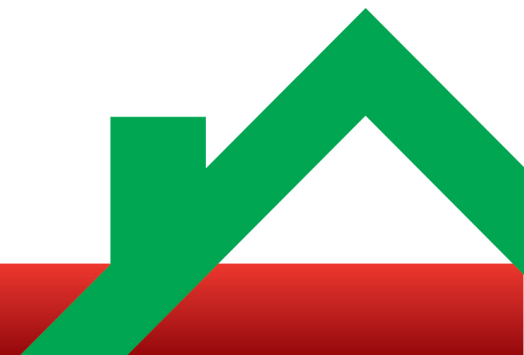
£264,950 Freehold

KILSBY
RUGBY
NORTHAMPTONSHIRE
CV23 8YQ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this standard construction brick built and improved two bedroom detached bungalow located within a quiet cul-de-sac in the highly desirable village of Kilsby.

There are a range of amenities available within walking distance to include a community owned and run village shop, two public houses, a village hall and two churches.

There is a regular bus service to Rugby town centre. Excellent access is available to the surrounding M1/M6/A5 and A14 road and motorway networks.

In brief the accommodation comprises of an entrance hall, lounge/dining room with feature fireplace, modern refitted kitchen, two double bedrooms and a family bathroom.

The property benefits from Upvc double glazing and oil fired central heating to radiators. All mains services (with the exception of gas) are connected along with telephone and broadband.

Externally, the bungalow occupies a prominent corner plot with well maintained gardens to the front and side. There is a driveway providing off road parking and a single garage.

The rear garden offers a good degree of privacy and has hard standing for a caravan/campervan.

Early viewing is considered essential.

Gross internal area: 63 m² (678 ft).

AGENTS NOTES

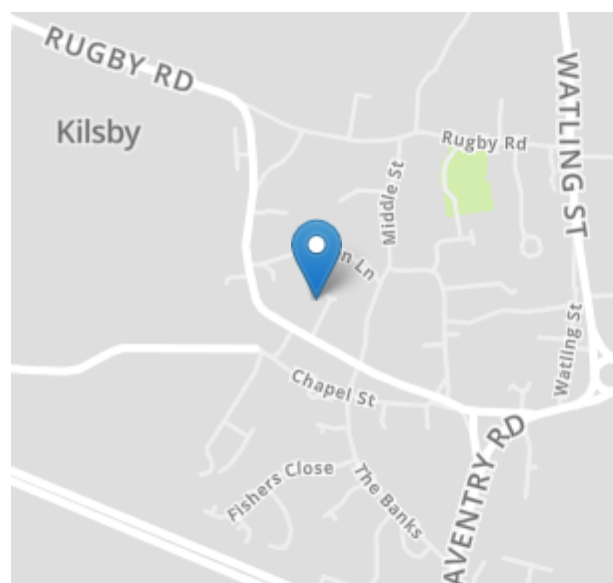
Council Tax: Band 'C'.
What3Words: ///migrate.blissful.resurgent

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 Two Bedroom Detached Bungalow
- Lounge/Dining Room with Feature Fireplace
- Refitted Modern Kitchen with Integrated Oven
- Family Bathroom with Three Piece Coloured Suite
- Upvc Double Glazing, Oil Fired Central Heating to Radiators
- Off Road Parking & Single Garage
- Quiet Cul-de-Sac Location, Popular Village Location
- Early Viewing is Considered Essential

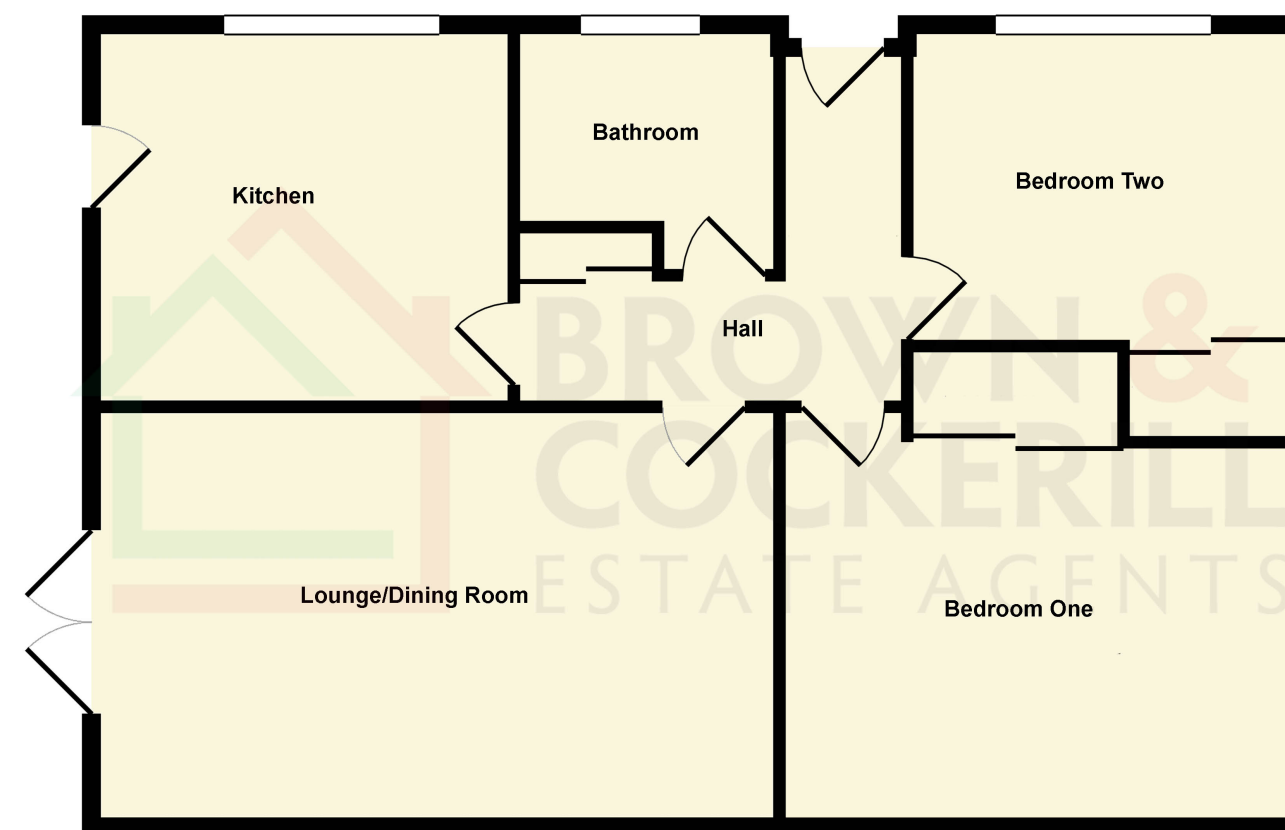


ROOM DIMENSIONS

Lounge/Dining Room
17' 2" x 11' 4" (5.23m x 3.45m)
Kitchen
9' 10" x 9' 9" (3.00m x 2.97m)
Bedroom One
13' 5" x 10' 2" (4.09m x 3.10m)

Bedroom Two
10' 1" x 8' 11" (3.07m x 2.72m)
Bathroom
6' 4" x 6' 5" (1.93m x 1.96m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.