



27 DERWENT CLOSE

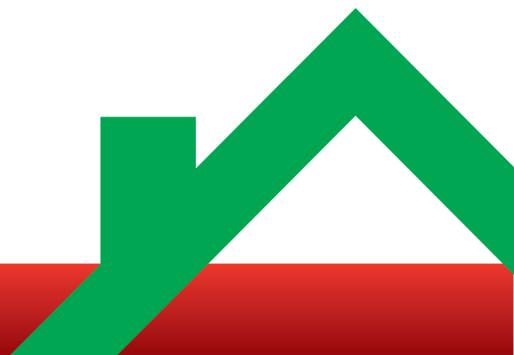
Offers Over £270,000 Freehold

RUGBY  
WARWICKSHIRE  
CV21 1JU



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom detached bungalow set on a generously sized corner plot and situated to the north of Rugby town centre. The property is of standard brick built construction with a tiled roof and has all mains services connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarket, medical centre, sought after local schooling and extensive shopping facilities at the nearby Elliott's Field and Junction One retail parks.

There are excellent commuter transport links to the surrounding M1/M6/A5 and A14 Midland road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the accommodation comprises of an entrance porch and entrance hall with doors off to a lounge/dining room with feature fireplace and sliding patio doors through to the conservatory. The kitchen/breakfast room has a built in oven and electric hob with extractor over. There is space and plumbing for an automatic washing machine and space for under-counter fridge and freezer. There are two well proportioned bedrooms and a tiled shower room fitted with a three piece white suite to include a shower enclosure, pedestal wash hand basin and low level w.c.

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

Externally, to the front is a wrap around lawn and driveway giving access from the side to a detached garage. There are wooden gates to a further driveway providing ample off road parking and a pedestrian gate giving access to the enclosed rear garden which is predominantly laid to lawn and has planted areas and a timber shed,

Early viewing is highly recommended and the property is being offered for sale with no onward chain.

AGENTS NOTES

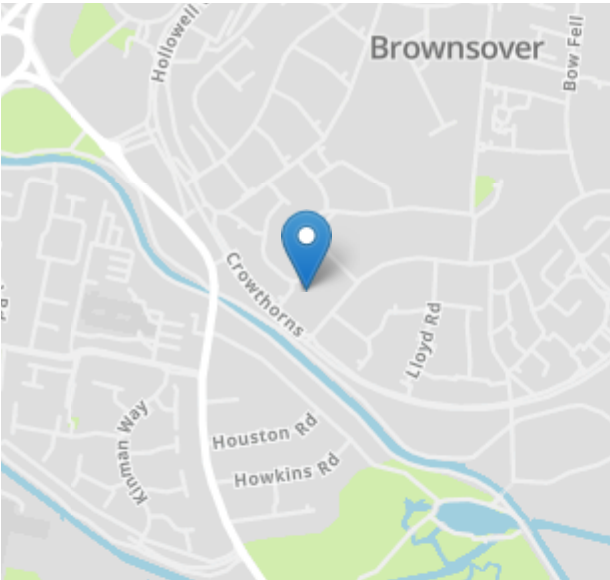
Council Tax Band 'C'.  
Estimated Rental Value: £1000 pcm approx.  
What3Words: ///shower.firm.kept

MORTGAGE & LEGAL ADVICE

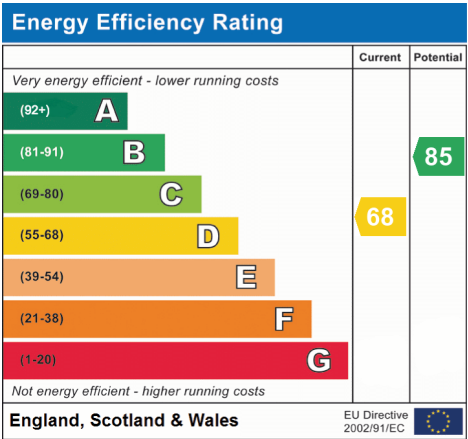
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.  
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Two Bedroom Detached Bungalow
- Generous Corner Plot in Popular Residential Location
- Lounge/Dining Room and Conservatory
- Kitchen/Breakfast Room with Oven and Hob
- Shower Room with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, Ample Off Road Parking and Detached Garage
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Porch

6' 0" x 3' 0" (1.83m x 0.91m)

Entrance Hall

10' 2" x 3' 9" minimum (3.10m x 1.14m minimum)  
reducing to 9' 5" x 3' 9" minimum (2.87m x 1.14m minimum)

Lounge/Dining Room

19' 3" x 11' 4" (5.87m x 3.45m)

Kitchen/Breakfast Room

14' 9" x 8' 9" (4.50m x 2.67m)

Conservatory

10' 9" x 9' 5" (3.28m x 2.87m)

Bedroom One

11' 6" x 8' 9" (3.51m x 2.67m)

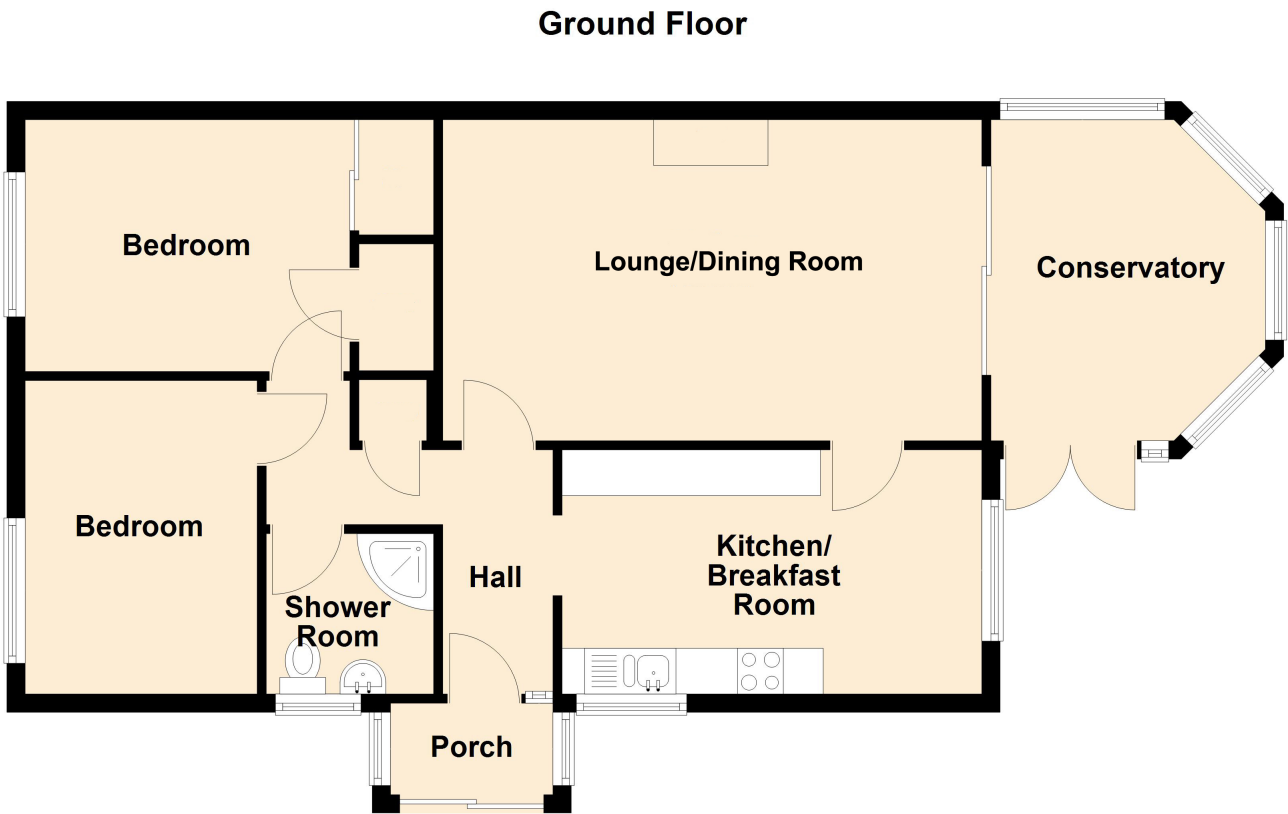
Bedroom Two

11' 4" x 8' 5" (3.45m x 2.57m)

Shower Room

6' 0" x 5' 9" (1.83m x 1.75m)

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.