



16 RATLIFFE ROAD

£280,000 Freehold

SHAKESPEARE GARDENS
RUGBY
WARWICKSHIRE
CV22 6HB



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 semi detached bungalow located in the popular residential area of Shakespeare Gardens, Rugby.

There are a parade of shops and stores in the local vicinity and a more comprehensive range of amenities are available in nearby Bilton village to include local shops and stores, major supermarkets, butchers, public houses, doctors surgery and sought after schooling for all ages.

Easy commuter access is available to the surrounding M1, M6, A5 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

In brief, the accommodation comprises of an entrance hall, lounge/dining room, fitted kitchen, conservatory, refitted shower room and two well proportioned bedrooms. The property benefits from a useful large attic space.

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

Externally, there is a driveway to the front/side of the property which offers off road parking. To the rear is a good sized and enclosed garden with patio and decking area ideal for al-fresco dining and entertaining. Within the rear garden is a timber studio/home office which is insulated and has electricity connected at the rear.

Early viewing is advised to avoid disappointment.

Gross Internal Area: approx. 55 m² (592 ft²)

AGENTS NOTES

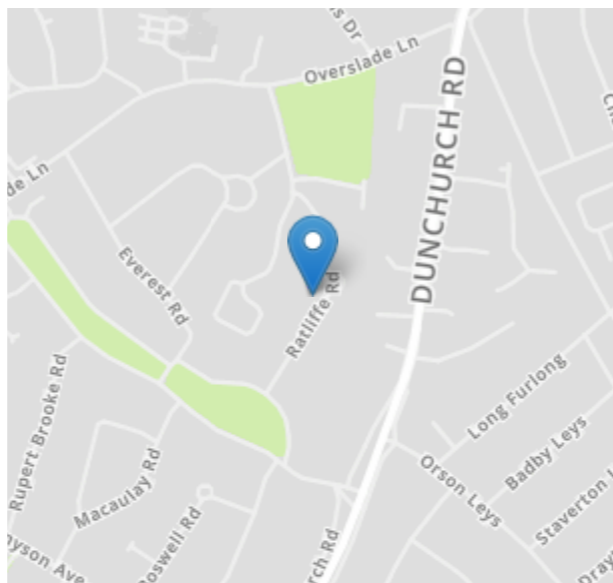
Council Tax Band 'C'.
Estimated Rental Value £950 pcm approx.
What3Words: ///entertainer:silent.tried

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 Semi Detached Bungalow
- Popular Residential Location
- Lounge, Fitted Kitchen and Conservatory
- Refitted Shower Room
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden with Timber Studio/Home Office
- Driveway with Off Road Parking
- Early Viewing is Advised



ROOM DIMENSIONS

Ground Floor

Entrance Hall
Lounge/Dining Room
15' 11" x 11' 5" (4.85m x 3.48m)
Kitchen
11' 0" x 9' 3" (3.35m x 2.82m)
Conservatory
10' 0" x 9' 7" (3.05m x 2.92m)

Bedroom One

12' 11" x 11' 5" (3.94m x 3.48m)

Bedroom Two

10' 9" x 8' 8" (3.28m x 2.64m)

Refitted Shower Room

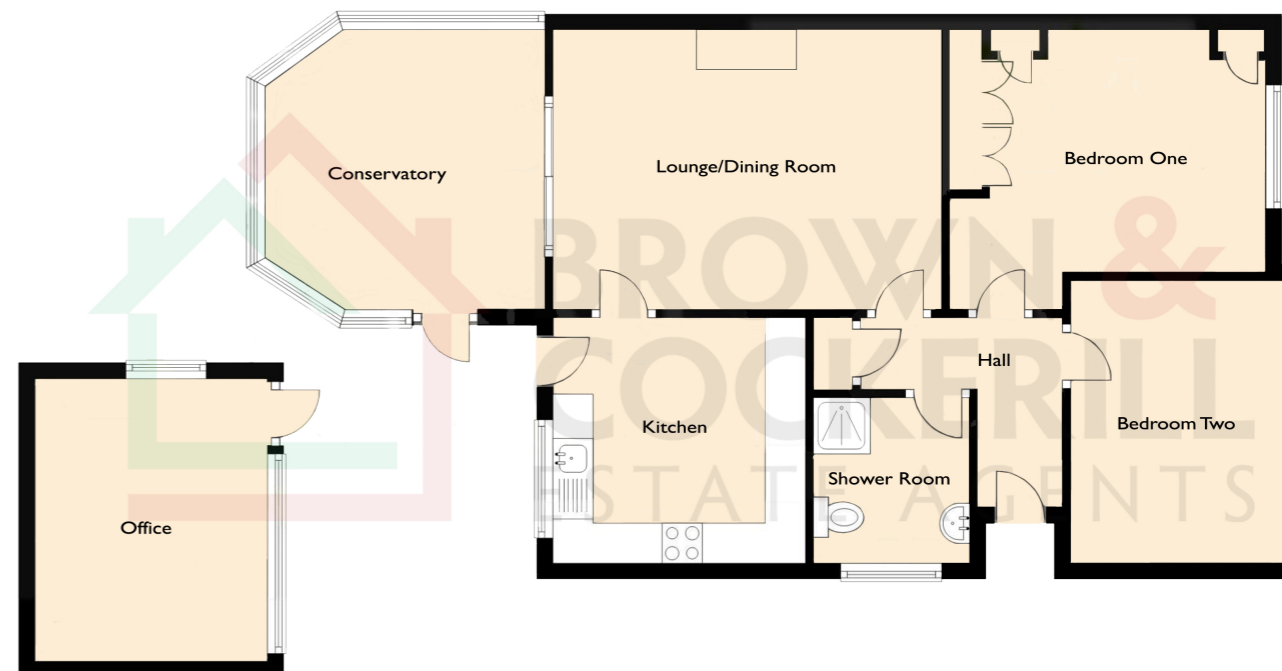
6' 4" x 5' 10" (1.93m x 1.78m)

Externally

Timber Studio/Home Office

11' 5" x 9' 4" (3.48m x 2.84m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(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.