



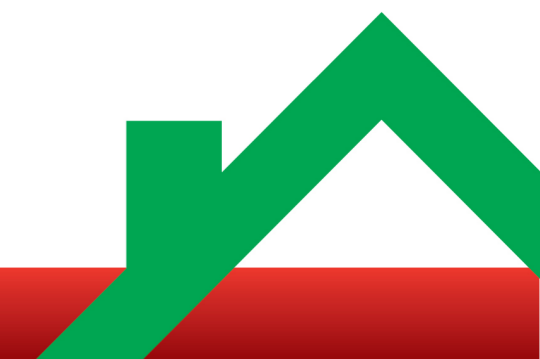
37 COLLINGWOOD AVENUE Offers Over £230,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7EX



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 two bedroom semi detached bungalow situated in the popular residential area of Bilton, Rugby. The bungalow is of standard brick built construction with a tiled roof.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and bus routes to Rugby town centre.

There is convenient commuter access to the M1/M6/A5 and A14 road and motorway networks and 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, lounge with feature fireplace and sliding patio doors opening onto the rear garden, kitchen, bedroom one with fitted wardrobes, dressing table and drawers, further bedroom which is currently being used as a dining room and a part tiled family bathroom fitted with a three piece white suite with a shower over the bath.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

To the front of the property, there is a block paved driveway providing ample off road parking and leading to the detached brick built single garage. The garage has up and over door, power and lighting connected and a pedestrian door giving access to the rear garden. The good sized rear garden is predominantly laid to lawn with a paved patio area to the immediate rear which is ideal for al-fresco dining/entertaining. The garden is enclosed by timber fencing to the boundaries.

Early viewing is considered essential and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 59 m² (635 ft²).

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £895 pcm approx.

What3Words: ///budget.hiding.toast

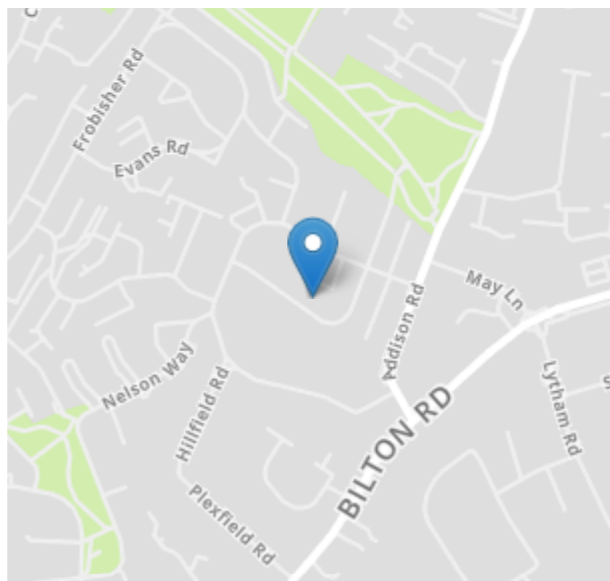
MORTGAGE & LEGAL ADVICE

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 with Feature Fireplace
- Gas Fired Central Heating to Radiators, Upvc Double Glazing
- Family Bathroom with Three Piece White Suite
- Enclosed Rear Garden, Off Road Parking and Single Garage
- Early Viewing is Considered Essential
- No Onward Chain



ROOM DIMENSIONS

Ground Floor

Lounge

15' 0" x 11' 5" (4.57m x 3.48m)

Kitchen

10' 7" x 8' 10" (3.23m x 2.69m)

Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Two (Currently Dining Room)

9' 5" x 8' 10" (2.87m x 2.69m)

Bathroom

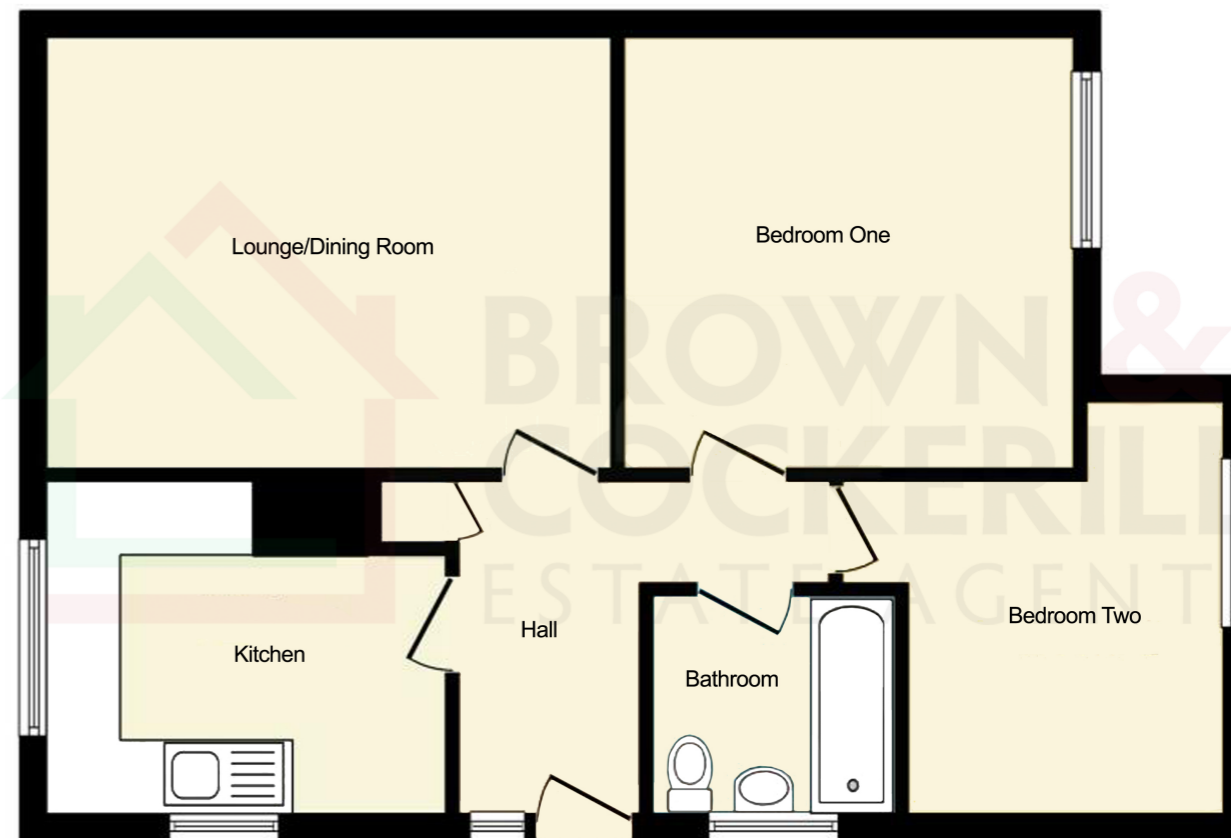
6' 5" x 5' 8" (1.96m x 1.73m)

Externally

Single Garage

15' 10" x 8' 2" (4.83m x 2.49m)

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	71	
(55-68)	D		
(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.