



13 LOWER LODGE AVENUE

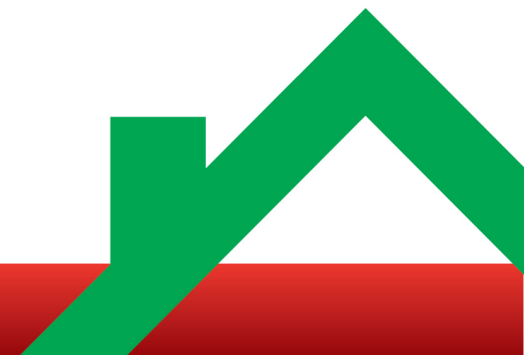
£385,000 Freehold

EDEN PARK  
RUGBY  
WARWICKSHIRE  
CV21 1NU



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this modern and well presented four bedroom detached family home built by Bloor Homes in 2013 to their popular 'Tealy' design located on the popular Eden Park development, on the northern outskirts of Rugby town centre.

There are a range of amenities available within the immediate area to include local shops and stores, supermarkets, excellent local schooling and Rugby's main retail parks. There is excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under one hour.

The property is of standard brick built construction and offers spacious and versatile accommodation set over three floors and comprises of an entrance hall, lounge with extended sun room/dining room, fitted modern kitchen/breakfast room with appliances, separate utility room and a ground floor cloakroom/w.c.

To the first floor is bedroom two with en-suite shower room, bedroom three, bedroom four and a family bathroom.

The whole of the second floor is dedicated to the master suite which offers a dressing room and an en-suite shower room.

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

Externally, there is an enclosed low maintenance rear garden with pedestrian access to two parking spaces with two garages (situated below a coach house).

Early viewing is considered essential.

Gross Internal Area: approx. 125 m<sup>2</sup> (1345 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'E'.  
Estimated Rental Value: £1700 pcm approx.  
What3Words: ///truck.hope.alone

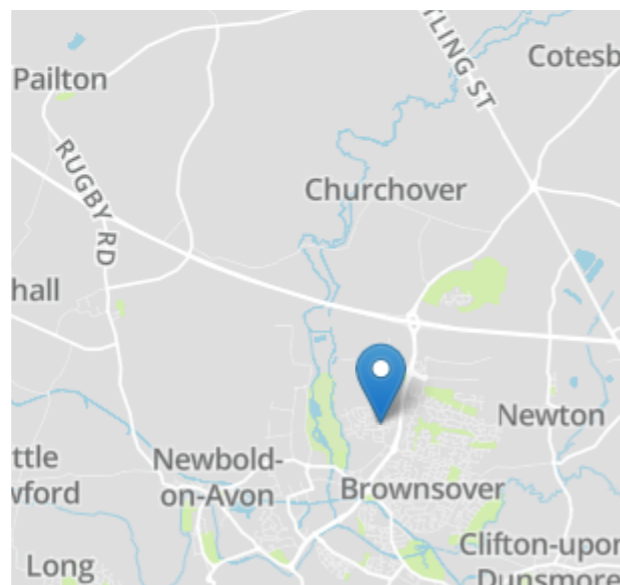
## MORTGAGE & LEGAL ADVICE

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 Modern Four Bedroom Detached Family Home**
- **Accommodation Set Over Three Floors**
- **Lounge with Extended Sun Room/Conservatory**
- **Kitchen/Breakfast Room with Fitted Appliances**
- **En-Suite Facilities to Master and Guest Bedrooms**
- **Upvc Double Glazing, Gas Fired Central Heating**
- **Off Road Parking and Two Garages, Early Viewing Essential**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	86
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Lounge

15' 3" x 13' 9" (4.65m x 4.19m)

#### Dining Room/Sun Room

14' 10" x 9' 9" (4.52m x 2.97m)

#### Cloakroom/W.C.

5' 9" x 3' 2" (1.75m x 0.97m)

#### Utility Room

5' 9" x 5' 3" (1.75m x 1.60m)

### First Floor

#### Bedroom Two

13' 3" x 8' 8" (4.04m x 2.64m)

#### Bedroom Three

10' 10" x 9' 10" (3.30m x 3.00m)

### Bedroom Four

8' 10" x 6' 4" (2.69m x 1.93m)

### Second Floor

#### Bedroom One

24' 7" x 15' 3" (7.49m x 4.65m)

#### Dressing Room

12' 6" x 9' 2" (3.81m x 2.79m)

### Externally

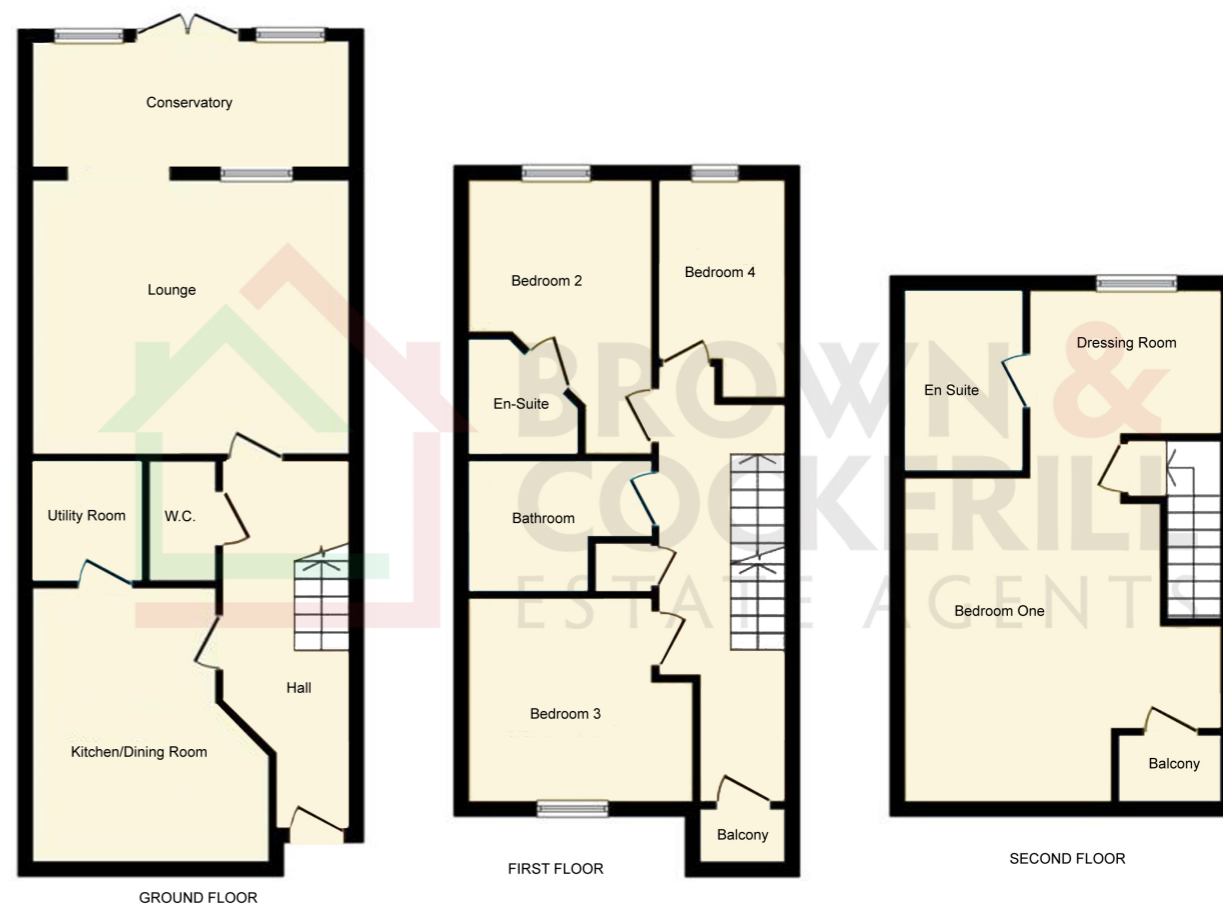
#### Garage One

17' 11" x 8' 6" (5.46m x 2.59m)

#### Garage Two

17' 11" x 8' 6" (5.46m x 2.59m)

## 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.