



85 TRUSSELL WAY

Guide Price £350,000 Freehold

CAWSTON
RUGBY
WARWICKSHIRE
CV22 7XX



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 modern three storey four bedroom semi detached townhouse that is located in the sought after residential area of Cawston, Rugby. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected. The property was built in 2018, is well presented throughout and benefits from three years remaining NHBC.

There are a range of local amenities to include a parade of shops and stores, hot food take away outlet and primary school. Nearby Bilton village provides a more comprehensive selection of shops and amenities to include a butchers, two public houses, two major chain supermarkets, bus routes to Rugby town centre and excellent local schooling for all ages.

Rugby railway station operates a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy commuter access to the M1, M45 and A45 road and motorway networks.

The versatile accommodation is set over three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to a ground floor cloakroom/w.c. fitted with a modern white suite. The spacious kitchen/dining/family room has a box bay window and offers an excellent dining/entertaining space with French doors opening onto the rear garden. The kitchen area is fitted with an oven, gas hob with extractor over and has a range of integrated appliances.

To the first floor, the landing gives access to a lounge with a Juliet balcony with French doors and overlooks the park. The master bedroom benefits from a part tiled en-suite shower room fitted with a three piece white suite to include a shower enclosure, pedestal wash hand basin with cupboard beneath and a low level w.c.

To the second floor, the landing has doors off to three further well proportioned bedrooms serviced by a modern part tiled family bathroom fitted with a three piece white suite to include a panelled bath with shower over, pedestal wash hand basin with a cupboard beneath and a low level w.c.

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

Externally, to the front is a lawned fore garden with pathway to the front entrance door and a tarmacadam driveway to the side, providing off road parking for two/three vehicles and leads to the brick built garage. The garage has an up and over door and benefits from power and lighting being connected. The rear garden is enclosed by timber fencing to the boundaries and has a decked seating area to the immediate rear, an Astro turfed lawned area and a pedestrian gate opening onto the driveway.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 111 m² (1194 ft²).

AGENTS NOTES

Council Tax Band: 'E'.
What3Words: ///loopholes.obliging.upon

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 Three Storey Four Bedroom Semi Detached Townhouse in Popular Residential Location
- Kitchen/Dining/Family Room with French Doors to Rear
- Ground Floor Cloakroom/W.C. and Second Floor Family Bathroom with Three Piece White Suite
- First Floor Lounge with Juliet Balcony
- Master Bedroom with En-Suite Facilities
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended and Three Years Remaining NHBC



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(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		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

15' 2" x 6' 7" (4.62m x 2.01m)

Ground Floor Cloakroom/W.C.

5' 3" x 3' 2" (1.60m x 0.97m)

Kitchen/Dining/Family Room

28' 1" maximum x 15' 9" maximum (8.56m maximum x 4.80m maximum) reducing to 28' 1" maximum x 8' 10" (8.56m maximum x 2.69m)

First Floor

Landing

9' 7" x 6' 4" (2.92m x 1.93m)

Lounge

15' 9" x 11' 6" (4.80m x 3.51m)

Bedroom One

12' 7" x 9' 2" (3.84m x 2.79m)

En-Suite Shower Room

6' 4" x 6' 1" (1.93m x 1.85m)

Second Floor

Landing

9' 7" x 7' 0" (2.92m x 2.13m)

Family Bathroom

7' 0" x 6' 1" (2.13m x 1.85m)

Bedroom Two

14' 5" x 8' 6" (4.39m x 2.59m)

Bedroom Three

9' 7" x 8' 5" (2.92m x 2.57m)

Bedroom Four

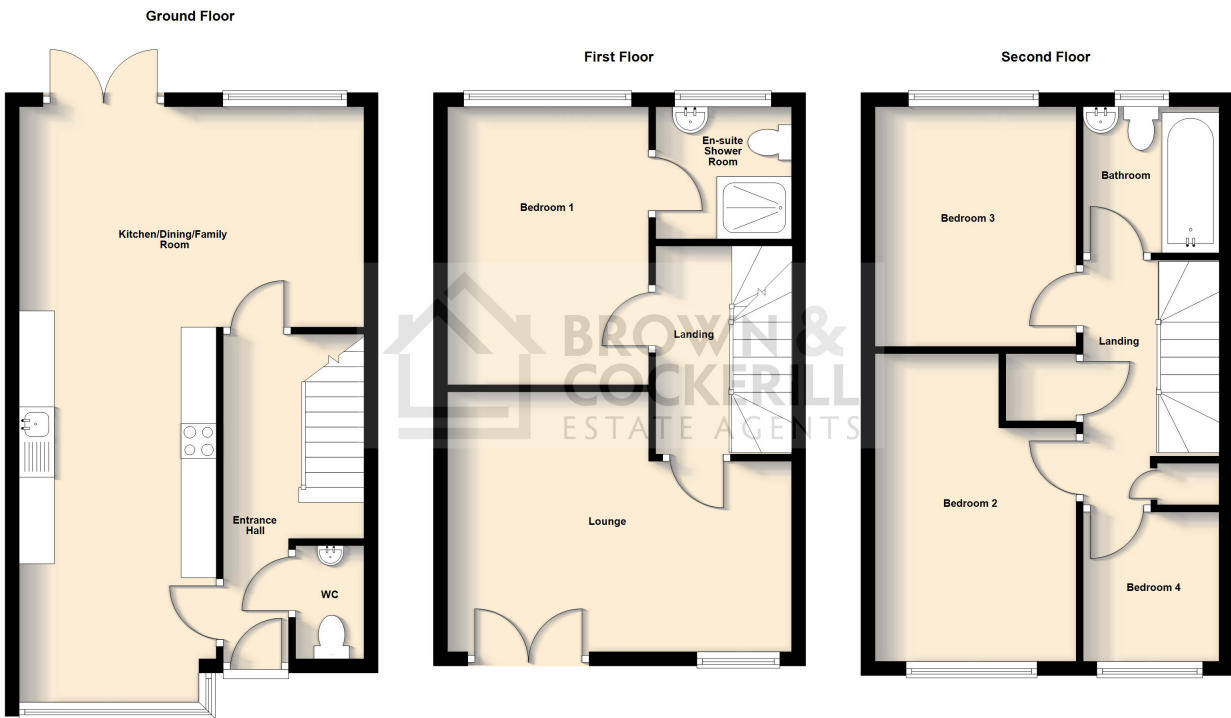
8' 2" x 7' 0" (2.49m x 2.13m)

Externally

Garage

20' 1" x 9' 0" (6.12m x 2.74m)

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.