



29 ASTER DRIVE

COTON MEADOWS
RUGBY
WARWICKSHIRE
CV23 0HR

£280,000 Freehold



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three bedroom end of terraced property situated to the north of Rugby town centre in the popular residential area of Coton Meadows. Built by Persimmon Homes in 2020 and benefits from the remainder of the NHBC certificate. 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, supermarkets, public house/restaurant and the popular Elliott's Field and Junction One retail parks are within easy reach.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour and there is excellent access available to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing, storage cupboard and doors off to the ground floor cloakroom/w.c. and lounge. The cloakroom/w.c. is fitted with a modern white suite and comprises of a low level w.c. and pedestal wash hand basin with tiled splash back. The kitchen/dining room has a built in oven with hob and extractor over, space and plumbing for appliances, space for upright fridge/freezer and French doors opening onto the rear garden.

To the first floor, the landing has two useful storage cupboards and doors off to the master bedroom with apart tiled en-suite shower room fitted with a modern three piece white suite to include a shower cubicle, low level w.c. and pedestal wash hand basin with vanity unit below. There are two further bedrooms and a part tiled family bathroom fitted with a modern three piece white suite to include a panelled bath with shower over; low level w.c. and pedestal wash hand basin.

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

Externally, to the front is a block paved driveway providing off road parking for two vehicles with side access to the rear garden. The rear garden is enclosed with timber fencing to the boundaries with side timber gate giving access to the frontage. The garden has a private aspect and is predominantly laid to lawn with decorative paved pathway leading to a decking area at the far end of the garden.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 69 m² (742 ft²).

AGENTS NOTES

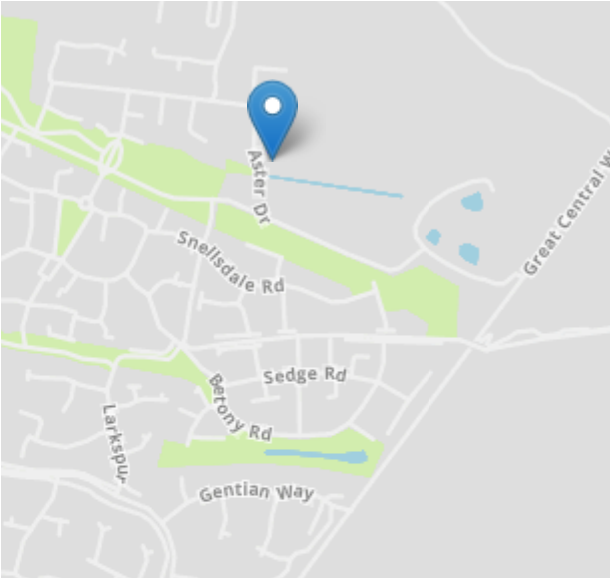
Council Tax Band 'C'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///poet.fits.move

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 Bedroom End of Terraced Property in Popular Residential Location**
- **Lounge and Ground Floor Cloakroom/W.C.**
- **Kitchen/Dining Room with Oven, Hob and French Doors to Rear Garden**
- **Master Bedroom with En-Suite Shower Room**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(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

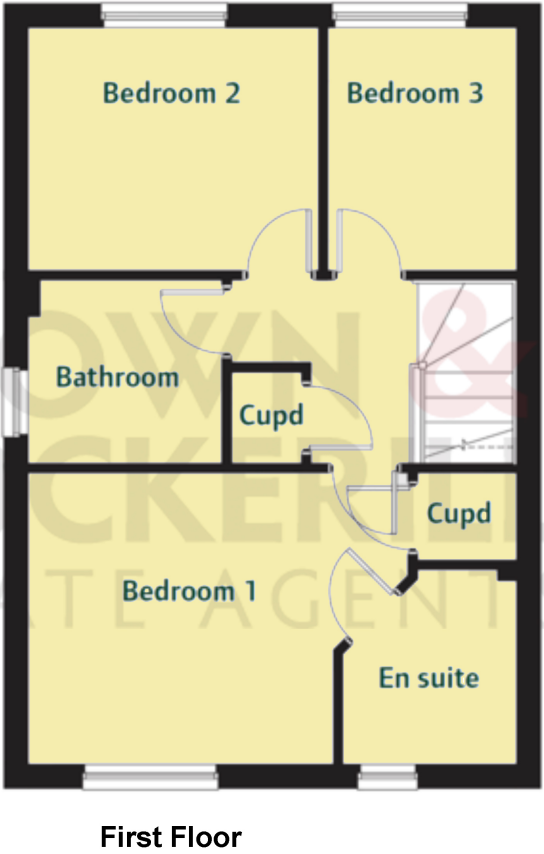
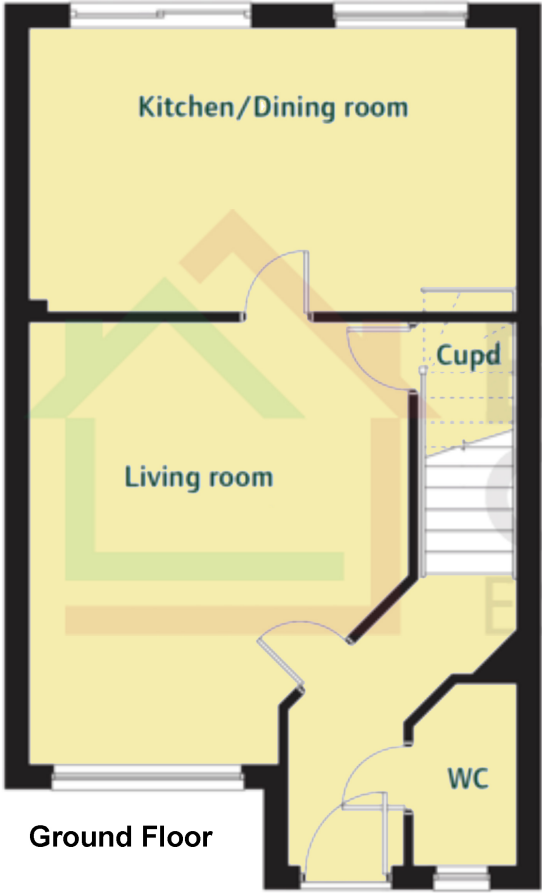
Ground Floor

Lounge
14' 3" x 12' 1" (4.34m x 3.68m)
Kitchen/Dining Room
15' 4" x 8' 10" (4.67m x 2.69m)
Ground Floor Cloakroom/W.C.
5' 5" x 2' 9" (1.65m x 0.84m)
First Floor

Bedroom One
12' 5" x 9' 6" (3.78m x 2.90m)

En-Suite Shower Room
6' 4" x 5' 4" (1.93m x 1.63m)
Bedroom Two
9' 3" x 7' 7" (2.82m x 2.31m)
Bedroom Three
7' 7" x 5' 10" (2.31m x 1.78m)
Family Bathroom
6' 1" x 5' 11" (1.85m x 1.80m)

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.