



4 PACKINGTON CLOSE

Offers Over £295,000 Freehold

CAWSTON  
RUGBY  
WARWICKSHIRE  
CV22 7ZH



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property built by Miller Homes and situated in the popular residential area of Cawston, Rugby. The property is of standard brick built construction with a tiled roof.

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 offers 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 accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and a part tiled ground floor cloakroom/w.c. fitted with a modern white suite. The lounge/dining room has patio doors opening onto the rear garden and an under stairs storage cupboard. The kitchen has a four ring gas hob with extractor over, oven and grill, integrated dishwasher and space and plumbing for an automatic washing machine and space for a fridge/freezer.

To the first floor, the master bedroom has an over stairs storage cupboard and a part tiled en-suite shower room fitted with a modern white suite. There are two further bedrooms and a part tiled family bathroom fitted with a modern three piece white suite.

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

Externally, to the front of the property is ample off road parking and has pedestrian access to the enclosed rear garden which is predominantly laid to lawn with a paved patio area to the immediate rear, a further paved seating area and timber garden shed.

Early viewing is highly recommended. The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 76 m<sup>2</sup> (818 ft<sup>2</sup>)

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1350 pcm approx.

What3Words: ///transmit.scrubber.stunts

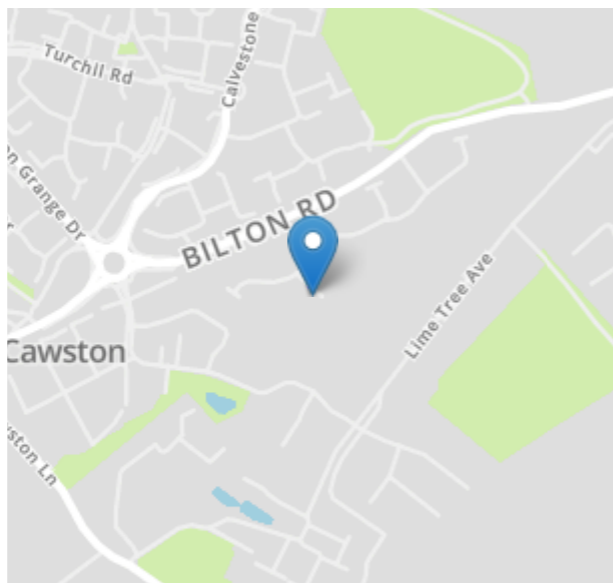
## MORTGAGE & LEGAL ADVICE

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 Three Bedroom Semi Detached Property**
- **Popular Residential Location**
- **Lounge/Dining Room with Patio Door to the Rear Garden**
- **Ground Floor Cloakroom/W.C.**
- **En-Suite to Master Bedroom and First Floor Family Bathroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended and No Onward Chain**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(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

#### Entrance Hall

10' 4" x 3' 5" (3.15m x 1.04m)

#### Ground Floor Cloakroom/W.C.

6' 0" x 3' 0" (1.83m x 0.91m)

#### Lounge/Dining Room

16' 7" x 14' 7" maximum (5.05m x 4.45m maximum)

#### Kitchen

10' 4" x 7' 5" (3.15m x 2.26m)

### First Floor

#### Bedroom One

11' 4" x 10' 4" (3.45m x 3.15m)

#### En-Suite Shower Room

6' 6" x 5' 2" (1.98m x 1.57m)

#### Bedroom Two

10' 8" x 7' 7" (3.25m x 2.31m)

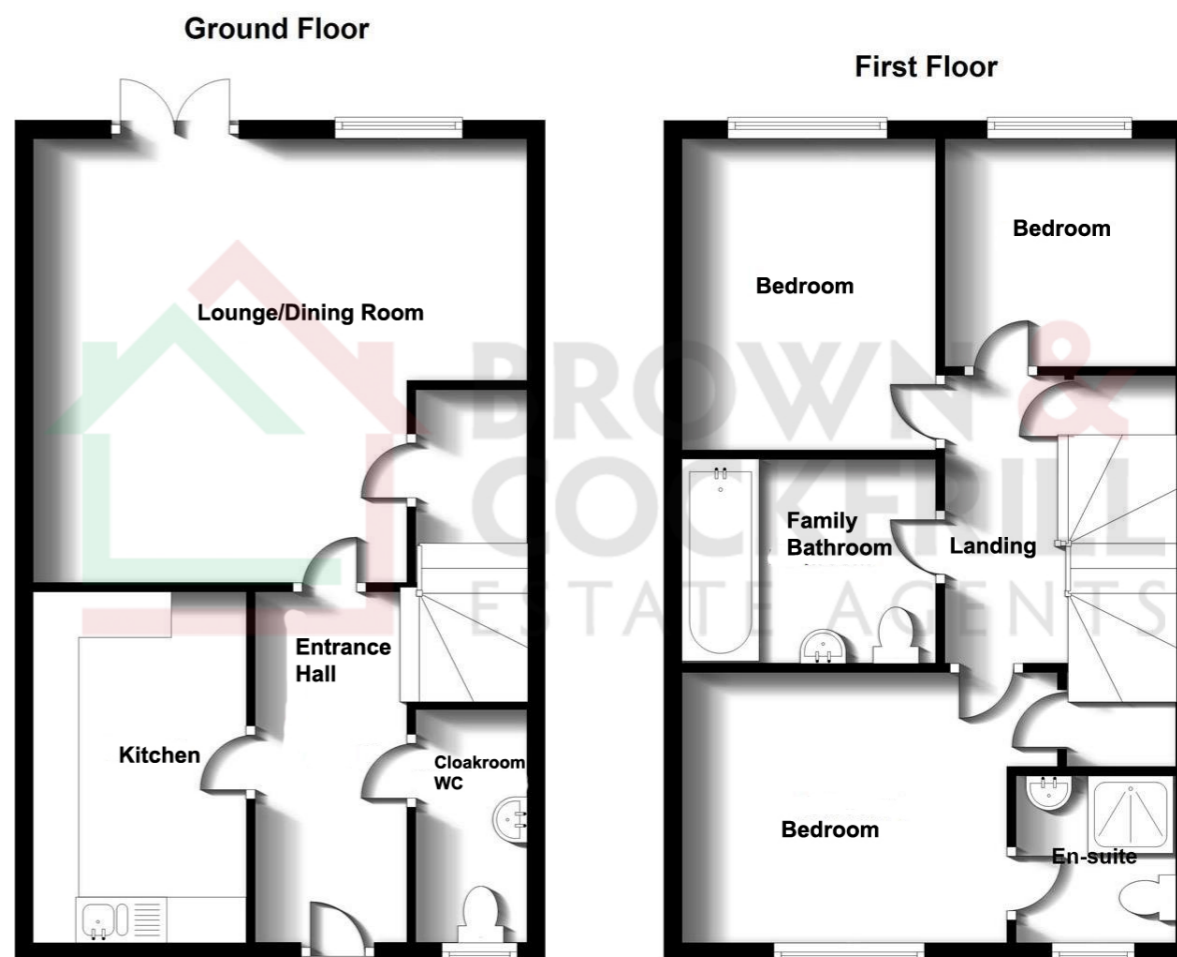
#### Bedroom Three

7' 1" x 6' 2" (2.16m x 1.88m)

#### Family Bathroom

7' 7" x 5' 5" (2.31m x 1.65m)

## 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.