



22 OLD FARM CLOSE

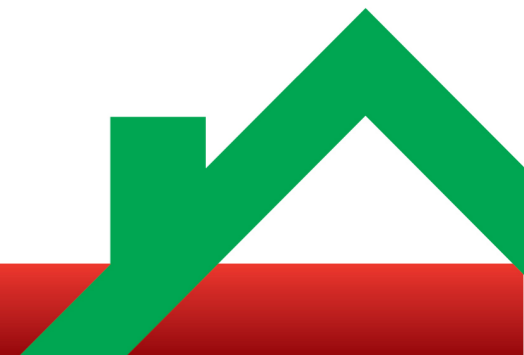
£399,950 Freehold

CAWSTON
RUGBY
WARWICKSHIRE
CV22 7NY



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this stunning four bedroom link-detached home built by Messrs William Davis Homes and situated on a corner plot within the popular residential area of Cawston Grange, Rugby. The property is of standard brick built construction with a tiled roof.

There are a range of amenities available within the immediate area to include shops, stores, excellent schooling for all ages and bus routes to Rugby town centre. 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 A45/A46/M1 and M6 road and motorway networks.

In brief, the accommodation comprises of an entrance hall, ground floor cloakroom/w.c., lounge with feature fireplace, spacious conservatory, modern fitted kitchen/dining room with integrated hob & oven and a separate utility room.

To the first floor there are four well proportioned bedrooms with the master bedroom having an en-suite shower room. There is a further family bathroom fitted with a contemporary white suite.

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

Externally, the property occupies a prominent corner plot with a driveway providing off road parking and access to a single garage. The enclosed rear garden is laid to lawn with a paved patio seating area and pergola.

Early viewing is considered essential to appreciate the property on offer.

Gross Internal Area: approx. 107m² (1151ft²).

AGENTS NOTES

Council Tax Band: 'E'.

What3Words: ///comment.conspire.submit

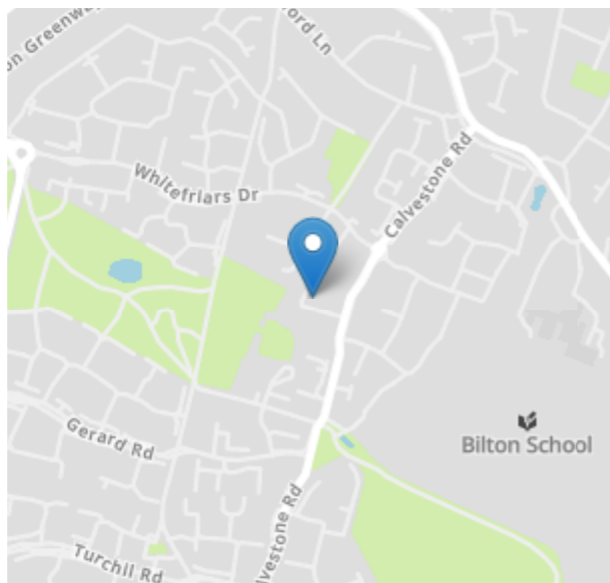
MORTGAGE & LEGAL ADVICE

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 Link-Detached Family Home
- Lounge withy Feature Fireplace
- Kitchen/Dining Room with Fitted Hob & Oven
- Cloakroom/W.C., Separate Utility, Spacious Conservatory
- En-Suite Shower Room to Master Bedroom, Family Bathroom
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Off Road Parking, Single Garage, Corner Plot
- Early Viewing is Considerd Essential



ROOM DIMENSIONS

Ground Floor

Entrance Hall

6' 7" x 4' 1" (2.01m x 1.24m)

Cloakroom/W.C.

5' 3" x 3' 5" (1.60m x 1.04m)

Lounge

17' 5" x 10' 11" (5.31m x 3.33m)

Kitchen/Dining Room

17' 5" x 9' 7" (5.31m x 2.92m)

Utility Room

7' 3" x 6' 8" (2.21m x 2.03m)

Conservatory

17' 2" x 9' 8" (5.23m x 2.95m)

First Floor

Bedroom One

17' 6" x 9' 3" (5.33m x 2.82m)

En-Suite Shower Room

7' 6" x 5' 5" (2.29m x 1.65m)

Bedroom Two

14' 4" x 8' 8" (4.37m x 2.64m)

Bedroom Three

9' 6" x 7' 3" (2.90m x 2.21m)

Bedroom Four

9' 6" x 6' 4" (2.90m x 1.93m)

Family Bathroom

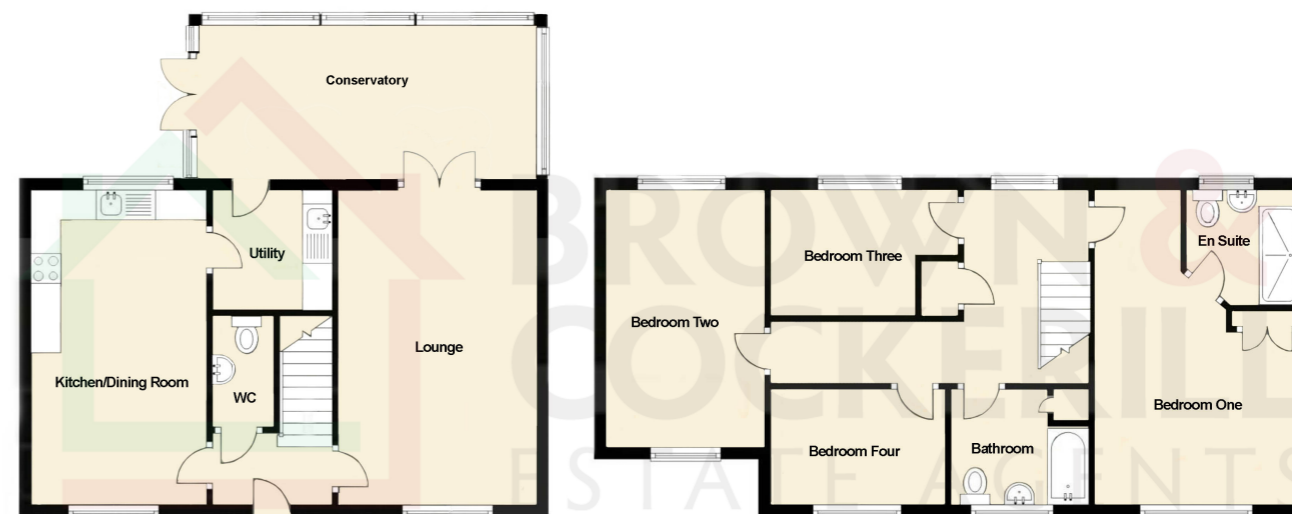
9' 9" x 6' 8" (2.97m x 2.03m)

Externally

Garage

16' 8" x 8' 10" (5.08m x 2.69m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	89
(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.