



18 FLASHMAN ROAD

Offers Over £370,000 Freehold

CAWSTON
RUGBY
WARWICKSHIRE
CV23 9GE



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern four bedroom detached family home which is situated in the popular residential location of Cawston, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

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, ground floor cloakroom/w.c. and good sized lounge with feature fire. The kitchen/dining room/family room has a four ring gas hob with double oven beneath and extractor over; integrated automatic washing machine and dishwasher; space for fridge/freezer and French doors opening onto the rear garden.

To the first floor, the master bedroom has fitted wardrobes and an en-suite shower room fitted with a modern white suite. There are three further well proportioned bedrooms and a family bathroom fitted with a white suite to include a bath with shower over; pedestal wash hand basin and low level w.c.

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

Externally, there is a fore garden with off road parking to the side for two vehicles and gives access to the garage and side timber pedestrian gate. The enclosed rear garden has a paved patio area to the immediate rear with the remainder laid to lawn and a further patio area behind the garage. The garage has an up and over door and has power and lighting connected,

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx.106 m² (1140 ft²).

AGENTS NOTES

Council Tax Band 'E'.
Estimated Rental Value: £1400 pcm approx.
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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 Four Bedroom Detached Family Home in Popular Residential Location**
- **Lounge with Feature Fire and Ground Floor Cloakroom/W.C.**
- **Kitchen/Dining Room/Family Room with Integrated Appliances and French Doors to Rear Garden**
- **En-Suite Shower Room to Master Bedroom**
- **First Floor Family Bathroom with White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(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

13' 6" x 5' 2" (4.11m x 1.57m)

Ground Floor Cloakroom/W.C.

6' 8" x 2' 8" (2.03m x 0.81m)

Lounge

15' 6" x 11' 0" (4.72m x 3.35m)

Kitchen/Dining Room/Family Room

19' 7" x 12' 2" (5.97m x 3.71m)

First Floor

Bedroom One

12' 8" x 9' 4" (3.86m x 2.84m)

En-Suite Shower Room

7' 0" x 4' 5" (2.13m x 1.35m)

Bedroom Two

10' 4" x 9' 3" (3.15m x 2.82m)

Bedroom Three

10' 0" x 7' 0" (3.05m x 2.13m)

Bedroom Four

10' 1" x 9' 5" maximum (3.07m x 2.87m maximum)

Family Bathroom

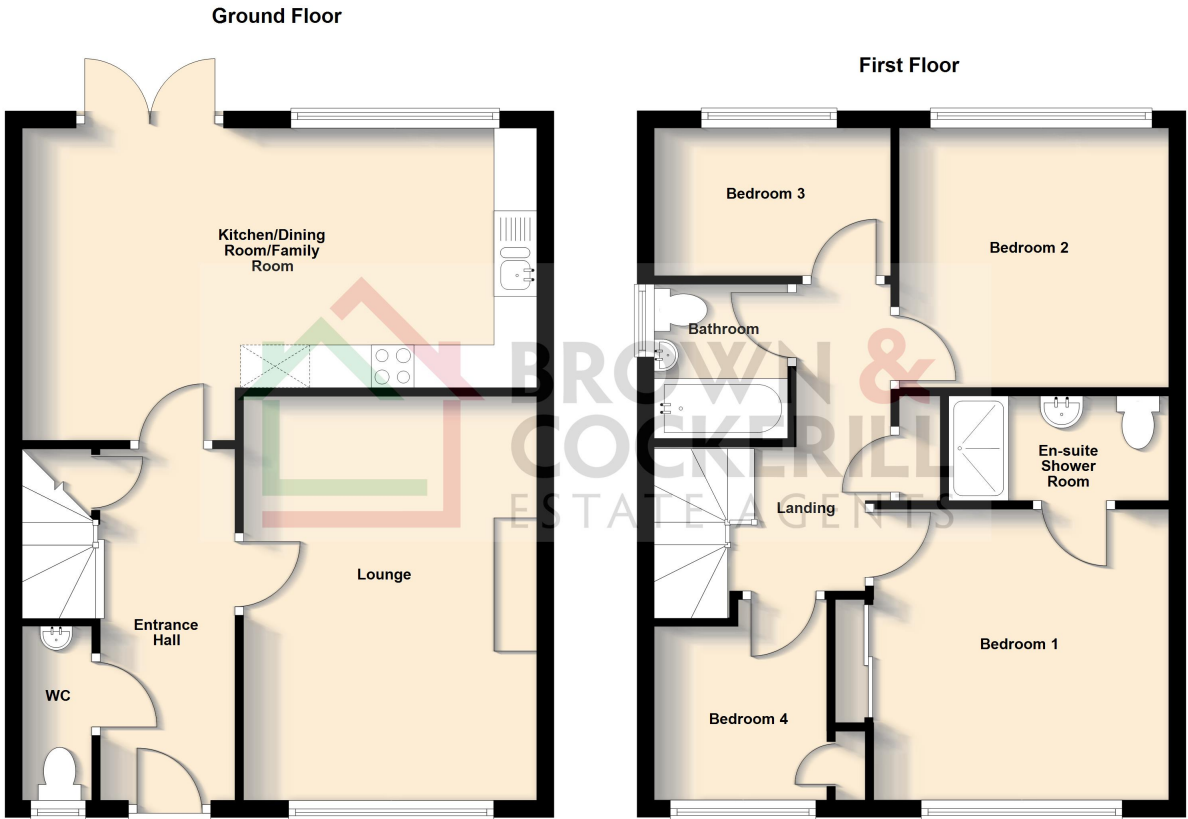
7' 1" x 6' 4" (2.16m x 1.93m)

Externally

Garage

20' 2" x 9' 2" (6.15m x 2.79m)

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.