



69 CYMBELINE WAY

Guide Price £295,000

WOODLANDS
RUGBY
WARWICKSHIRE
CV22 6JZ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom dormer style property which is located in the popular residential area of Woodlands, Rugby. The property is of standard brick built construction with a tiled roof.

The property is conveniently located for all local amenities including shops, stores, bus routes to Rugby town centre and excellent local schooling for all ages.

Nearby Bilton village offers a comprehensive range of facilities including two supermarkets, public houses and has easy access to the surrounding A45/M45/M1 road and motorway networks. Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and lockable fire door into garage. On the ground floor there is a kitchen/breakfast room and separate lounge/dining room with feature fireplace and French doors opening onto the conservatory and ground floor cloakroom/w.c.

To the first floor there are two double bedrooms, a further single bedroom, a large storage cupboard and a family bathroom.

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 a driveway providing off road parking and leading to the integral garage which has up and over door and power and lighting connected. The enclosed rear garden is predominantly laid to lawn with flowering and shrub borders and has a timber garden shed.

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

Gross Internal Area: approx. 80 m² (861 ft²).

AGENTS NOTES

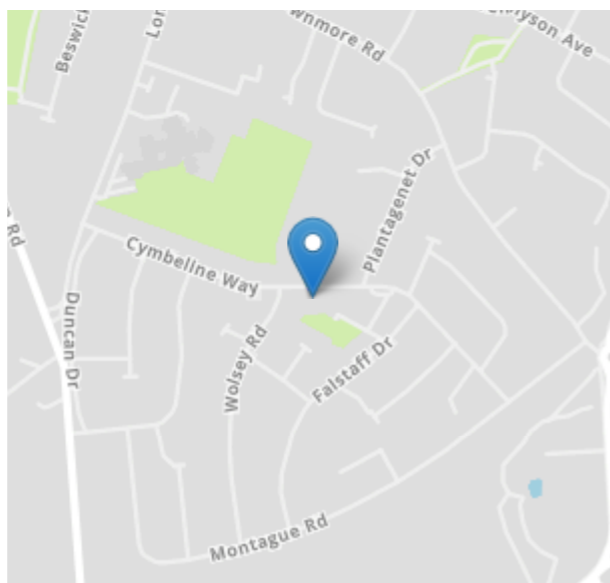
Council Tax Band 'C'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///tower.backs.kings

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 Dormer Style Property**
- **Popular Residential Location**
- **Lounge/Dining Room and Conservatory**
- **Kitchen/Breakfast Room**
- **Ground Floor Cloakroom/W.C. and First Floor Family Bathroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Off Road Parking and Integral Garage**
- **Early Viewing is Highly Recommended and No Onward Chain**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

15' 0" x 6' 1" (4.57m x 1.85m)

Lounge/Dining Room

20' 6" maximum x 12' 2" maximum (6.25m maximum x 3.71m maximum) reducing to 20' 6" maximum x 9' 9" maximum (6.25m maximum x 2.97m maximum)

Conservatory

26' 6" x 8' 5" (8.08m x 2.57m)

Ground Floor Cloakroom/W.C.

5' 4" x 2' 4" (1.63m x 0.71m)

Kitchen/Breakfast Room

17' 2" x 8' 9" maximum (5.23m x 2.67m maximum)

First Floor

Bedroom One

12' 5" x 11' 0" (3.78m x 3.35m)

Bedroom Two

11' 0" x 8' 5" (3.35m x 2.57m)

Bedroom Three

12' 6" x 6' 1" (3.81m x 1.85m)

Family Bathroom

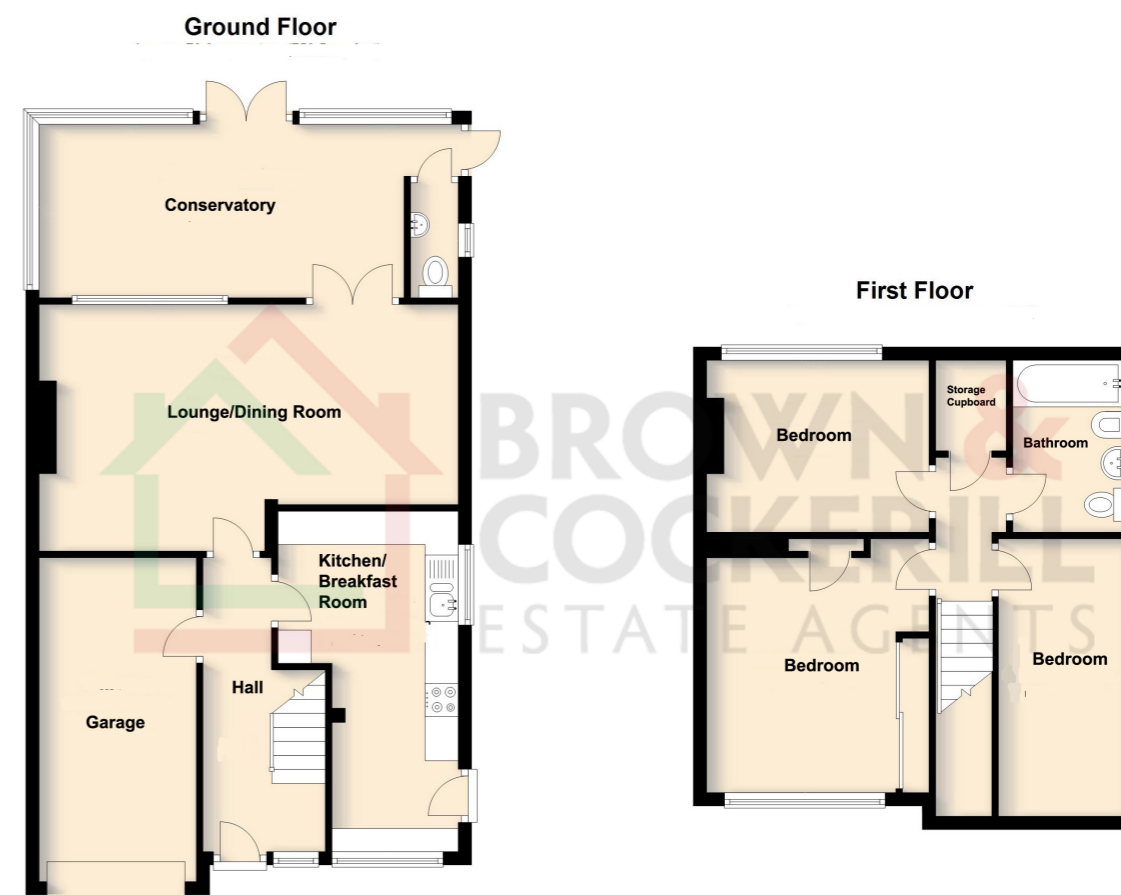
8' 5" x 5' 5" (2.57m x 1.65m)

Externally

Integral Garage

15' 9" x 7' 6" (4.80m x 2.29m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(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.