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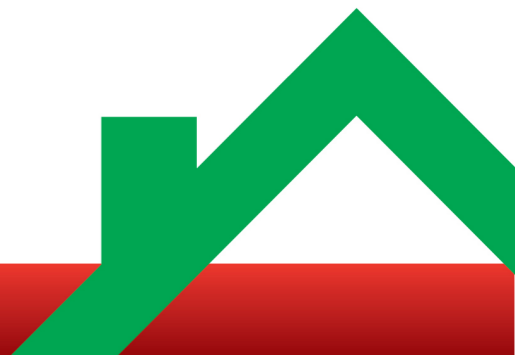
£275,000 Freehold

COTON MEADOWS
RUGBY
WARWICKSHIRE
CV23 0GH



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 three storey townhouse situated in the popular residential location of Coton Meadows to the north of Rugby town centre. The property is of standard brick built construction with a tiled roof.

There are a range of local amenities within the immediate area to include shops, hot food take away outlets, public houses and excellent local schooling. Tesco and Aldi supermarkets and the popular Elliott's Field and Junction One retail parks are only a short drive away.

The property is ideally situated for commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

The accommodation is set over three floors and in brief comprises of an entrance hall with stairs rising to the first floor landing, lounge with bay window, kitchen/dining room with fitted oven and hob and French doors opening onto the rear garden and a ground floor cloakroom/w.c.

To the first floor there are two well proportioned bedrooms and a family bathroom fitted with a three piece white suite. Stairs rising to the second floor.

To the second floor there is the master bedroom with fitted wardrobes and an en-suite shower room fitted with a three piece white suite.

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

Externally, there is a fore garden with hedging. The enclosed rear garden is predominantly laid to lawn with a paved patio area to the immediate rear which is ideal for al-fresco dining/entertaining and a pathway leading to a gate which gives rear access to the single garage and ample off road parking.

Early viewing is advised to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 97 m² (1044 ft²).

AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1100 pcm approx.

What3Words: ///ladder.cycle.solved

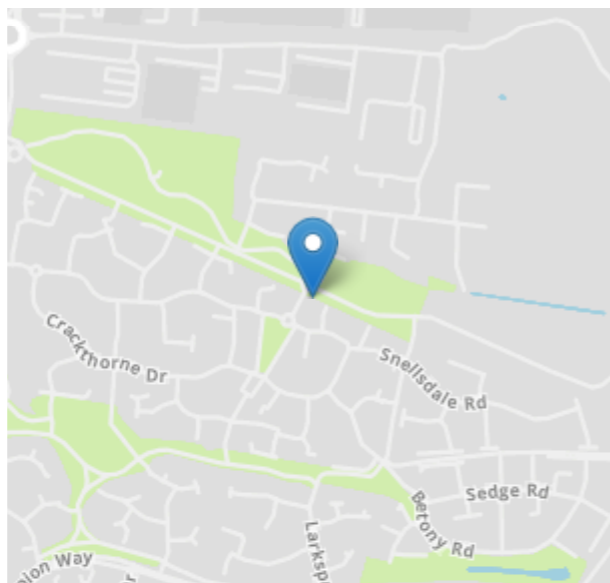
MORTGAGE & LEGAL ADVICE

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 Three Storey Townhouse**
- **Popular Residential Location**
- **Lounge and Kitchen/Dining Room with Oven and Hob**
- **Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom, En-Suite Shower Room to Master Bedroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Garage and Off Road Parking**
- **Early Viewing Advised, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	78	
(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 Lounge

18' 6" into bay window x 12' 2" (5.64m into bay window x 3.71m)

Kitchen/Dining Room

9' 8" x 7' 1" (2.95m x 2.16m) Kitchen Area

9' 9" x 8' 1" (2.97m x 2.46m) Dining Area

Ground Floor Cloakroom/W.C.

5' 8" x 4' 6" maximum (1.73m x 1.37m maximum)

First Floor

Bedroom Two

15' 6" x 8' 6" (4.72m x 2.59m)

Bedroom Three

10' 2" x 8' 7" (3.10m x 2.62m)

Family Bathroom

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

Second Floor

Bedroom One

15' 7" x 9' 5" (4.75m x 2.87m)

En-Suite Shower Room

7' 6" x 5' 0" (2.29m x 1.52m)

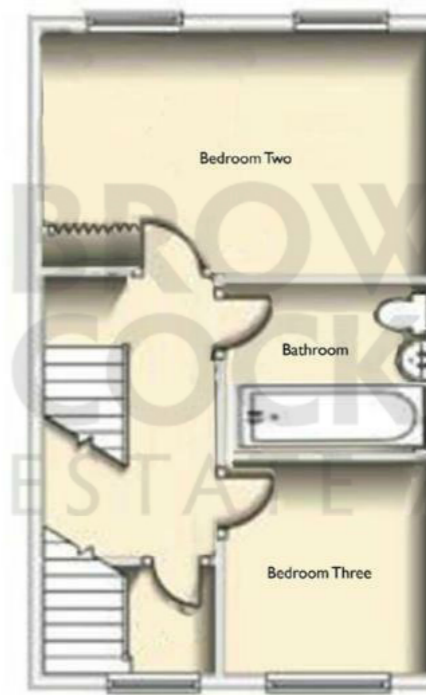
Externally

Garage

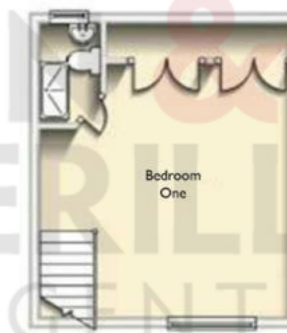
FLOOR PLAN



Ground Floor



First Floor



Second Floor

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.