



31 DERWENT CLOSE

£225,000 Freehold

BROWNSOVER
RUGBY
WARWICKSHIRE
CV21 1JX



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached bungalow situated in the popular residential area of Brownsover, to the north of Rugby town centre. The property is of brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarket, medical centre, excellent local schooling and extensive shopping facilities at the nearby Elliott's Field and Junction One retail parks.

There are excellent commuter and transport links to the surrounding M1/M6/A5 and A45 Midland road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under one hour.

In brief, the ground floor accommodation comprises of an entrance hall with doors off to the kitchen and lounge. The kitchen has a built in oven and hob with extractor over, space and plumbing for an automatic washing machine, space for upright fridge/freezer and pedestrian door opening onto the side of the property. The inner hallway has a second door into the lounge where there is a wall mounted fire. There are two well proportioned bedrooms with bedroom two having French doors opening onto the rear garden. A family wet room is fitted with a white suite to include a shower area, wall mounted wash hand basin, low level w.c., heater and extractor fan.

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

Externally, to the front is lawned fore garden with a tarmac driveway to the side which provides off road parking. Metal gates give access to the detached garage which has an up and over door and benefits from power and lighting connected. The rear garden is predominantly laid to lawn with a paved patio area to the immediate rear and is enclosed by timber fencing to the boundaries.

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

Gross Internal Area: approx. 57 m² (613 ft²).

AGENTS NOTES

Council Tax Band 'C'.
What3Words: ///hosts.twins.punch

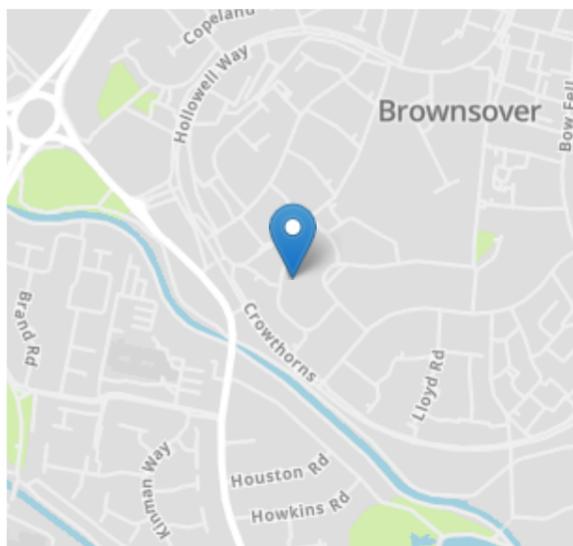
MORTGAGE & LEGAL ADVICE

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 Two Bedroom Semi Detached Bungalow**
- **Popular Residential Location**
- **Kitchen with Oven and Hob**
- **Lounge and Two Double Bedrooms**
- **Wet Room with White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing Highly Recommended and No Onward Chain**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

5' 1" x 3' 11" (1.55m x 1.19m)

Kitchen

12' 0" x 7' 3" (3.66m x 2.21m)

Inner Hallway

8' 6" x 2' 11" (2.59m x 0.89m)

Lounge

18' 9" x 11' 0" (5.71m x 3.35m)

Bedroom One

13' 6" x 9' 0" (4.11m x 2.74m)

Bedroom Two

9' 10" x 8' 9" (3.00m x 2.67m)

Wet Room

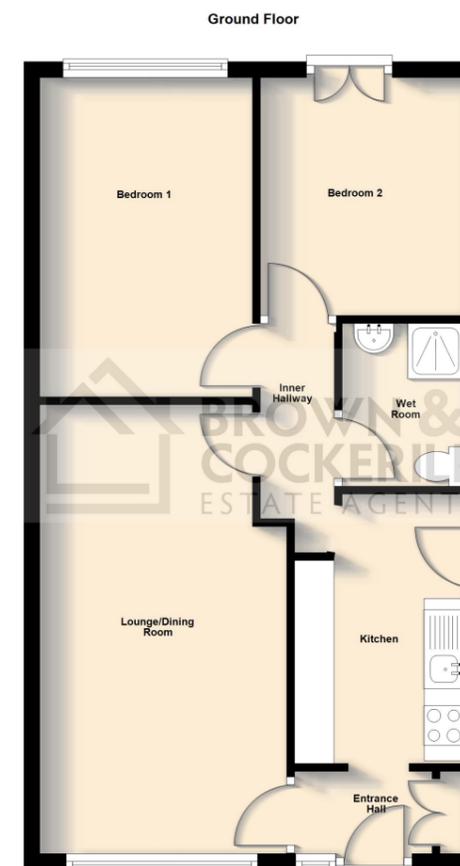
6' 5" x 5' 4" (1.96m x 1.63m)

Externally

Garage

18' 1" x 8' 6" (5.51m x 2.59m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	54	
(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.