



3 IVY CLOSE

£270,000 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7YS



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 located in the popular residential area of Bilton, Rugby.

The property is within walking distance of all local village amenities to include shops, stores, post office, supermarket, butcher's, hairdressers, two public houses and churches of several denominations.

There are bus routes to Rugby town centre and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the Midland motorway and road networks.

In brief, the accommodation comprises of an entrance hall with stairs rising to the first floor landing, open plan lounge/kitchen/dining room with integrated appliances and French doors opening onto the rear garden and a ground floor cloakroom/w.c. fitted with a white suite.

To the first floor there are two well proportioned bedrooms with bedroom two having built in wardrobes and a family bathroom fitted with a modern three piece white suite.

To the second floor is the master bedroom with access to loft storage space and benefitting from an en-suite shower room fitted with a three piece white suite.

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

Externally, there is a fore garden with block paved pathway leading to the front entrance door and off road parking for two vehicles to the side of the property. The enclosed rear garden is predominantly laid to lawn with a patio area to the immediate rear.

Early viewing is strongly recommended to avoid disappointment.

Gross Internal Area: approx. 82 m<sup>2</sup> (882 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1100 pcm approx.

What3Words: ///single.dance.whites

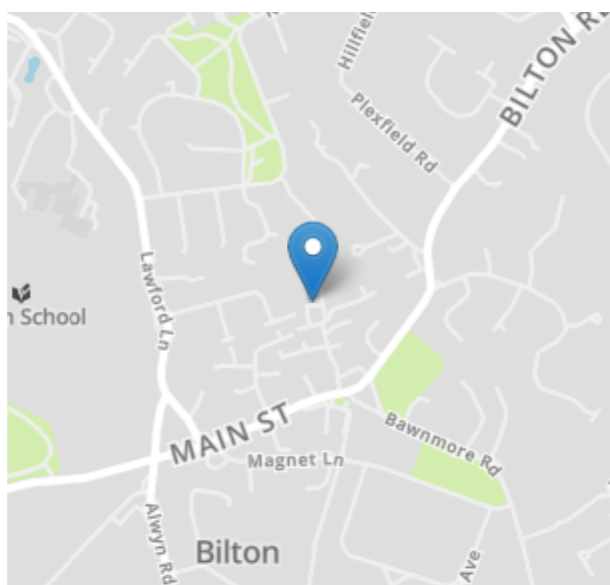
## MORTGAGE & LEGAL ADVICE

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**
- **Open Plan Lounge/Kitchen/Dining Room with Integrated Appliances**
- **Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom Fitted with Modern Three Piece White Suite**
- **Master Bedroom with En-Suite Shower Room**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Off Road Parking**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

#### Open Plan Lounge/Kitchen/Dining Room

11' 9" x 9' 1" (3.58m x 2.77m) Kitchen/Dining Room Area

12' 10" x 12' 2" (3.91m x 3.71m) Lounge Area

#### Ground Floor Cloakroom/W.C.

### First Floor

#### Bedroom Two

12' 9" x 9' 1" (3.89m x 2.77m)

### Bedroom Three

9' 8" x 5' 8" (2.95m x 1.73m)

### Family Bathroom

### Second Floor

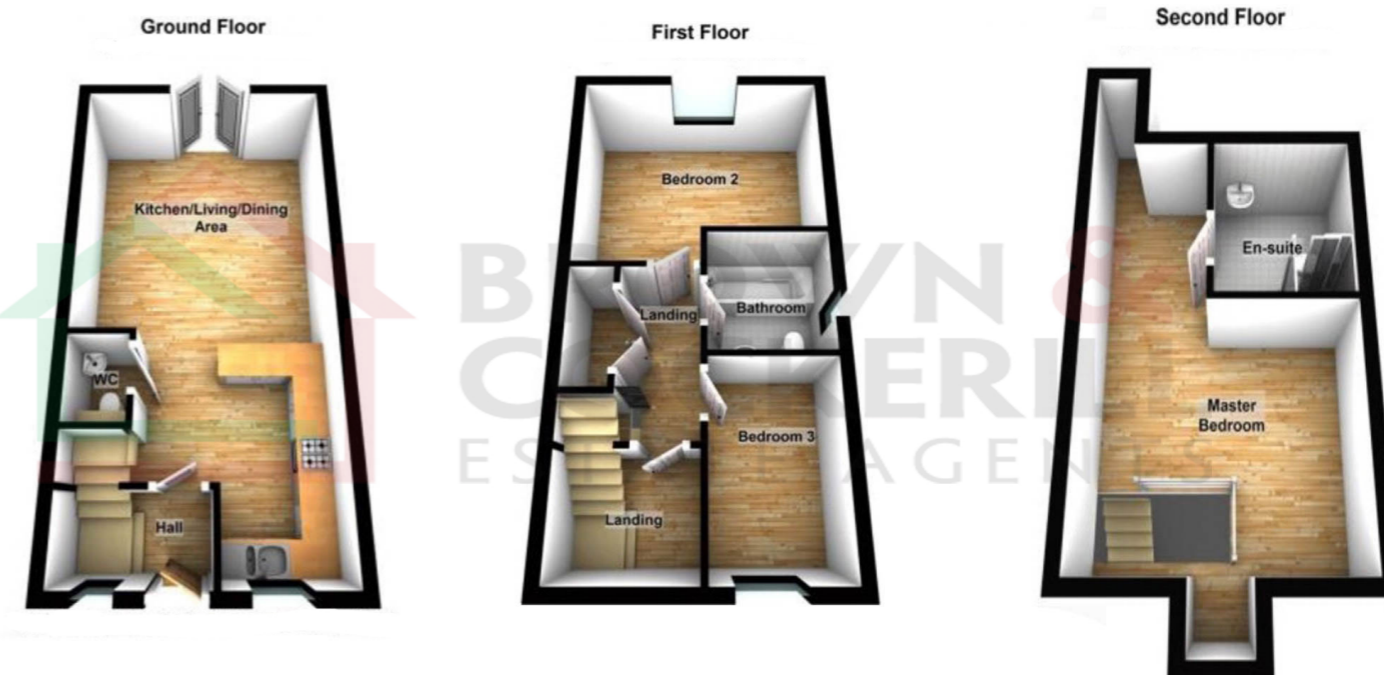
#### Bedroom One

13' 3" x 12' 9" (4.04m x 3.89m)

#### En-Suite Shower Room

6' 9" x 6' 9" (2.06m x 2.06m)

## 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.