

26 HOWKINS ROAD

£210,000 Freehold

BROWNSOVER
RUGBY
WARWICKSHIRE
CV21 1BP



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom end of terraced bungalow located in the popular residential area of Brownover, Rugby. The property is of standard 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 shops and bus routes to Rugby town centre and Rugby's retail parks.

There is excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and the property is within walking distance of Rugby railway station which operates a mainline intercity service to Birmingham New Street and London Euston within the hour.

In brief, the accommodation comprises of an entrance porch giving access to the lounge. The inner hallway has two useful storage cupboards and doors off to two well proportioned bedrooms and a part tiled family bathroom fitted with a three piece white suite to include a panelled bath with shower over, low flush w.c. and vanity unit with inset wash hand basin. The fitted kitchen has an oven with extractor over, space and plumbing for appliances and leads through to the rear porch which has space for an upright fridge/freezer and door to the rear garden.

The property benefits from Upvc double glazed windows installed in 2023 with a ten year guarantee. The gas fired combination boiler was installed in 2022 and has a twelve year warranty.

Externally, to the front is a block paved driveway providing off road parking for two vehicles and a small fore garden. The rear garden has paved patio areas, areas prepared for turf and a pathway leading down the garden. To the rear is a wooden unit which could be utilised as a summer house or workshop with a barbeque area to the side and gated access to the communal bin store.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 44 m² (473 ft²).

AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £895 pcm approx.

What3Words: ///worked.oils.will

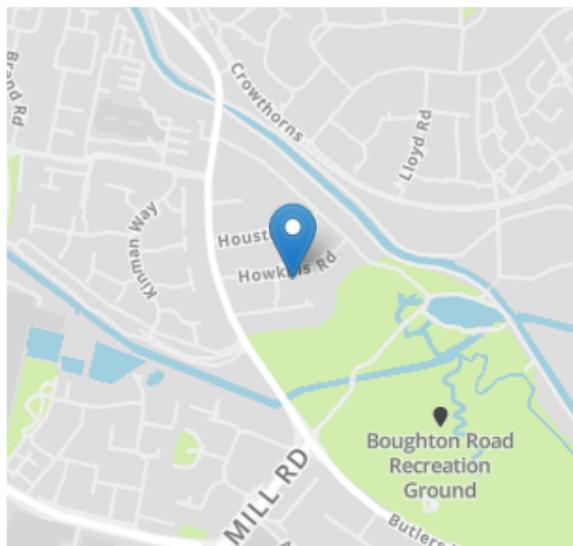
MORTGAGE & LEGAL ADVICE

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 End of Terraced Bungalow**
- **Popular Residential Location**
- **Entrance Porch and Lounge**
- **Family Bathroom with Three Piece White Suite**
- **Fitted Kitchen with Oven, Rear Porch**
- **Recently Refitted Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking and Wooden Unit**
- **Early Viewing is Highly Recommended**



ROOM DIMENSIONS

Ground Floor

Entrance Porch

5' 1" x 3' 4" (1.55m x 1.02m)

Lounge

12' 5" x 9' 5" (3.78m x 2.87m)

Inner Hallway

8' 0" x 2' 11" (2.44m x 0.89m)

Bedroom One

12' 8" x 8' 11" (3.86m x 2.72m)

Bedroom Two

9' 9" x 9' 5" (2.97m x 2.87m)

Family Bathroom

7' 11" x 4' 10" (2.41m x 1.47m)

Kitchen

8' 0" x 9' 3" maximum (2.44m x 2.82m maximum)

Rear Porch

6' 2" x 4' 9" (1.88m x 1.45m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80
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.