

17 CAPULET CLOSE

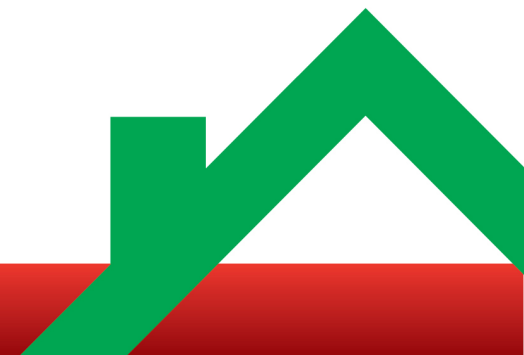
WOODLANDS ESTATE
RUGBY
WARWICKSHIRE
CV22 6JX

£320,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this two bedroom detached bungalow situated at the end of a cul-de-sac within the popular Woodlands Estate on the western outskirts of Rugby town centre.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, post office, public house and bus routes to all areas. Sainsbury's superstore is a short walk away.

In brief, the accommodation comprises of an entrance porch, entrance hall, lounge/dining room with feature fire surround, fitted kitchen, two double bedrooms, wet room and a study.

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

Externally, there is a block paved driveway to the front which provides ample off-road parking with gated access at the side leading to the oversized single garage. The enclosed rear garden is a good size and is predominantly laid to lawn.

The bungalow is being offered for sale with no onward chain and early viewing is considered essential.

Gross internal area: 689 ft² (64 m²).

AGENTS NOTES

Local Authority: Rugby Borough Council
Council Tax Band 'C'.
What3Words: ///pushes.pens.lists

MORTGAGE & LEGAL ADVICE

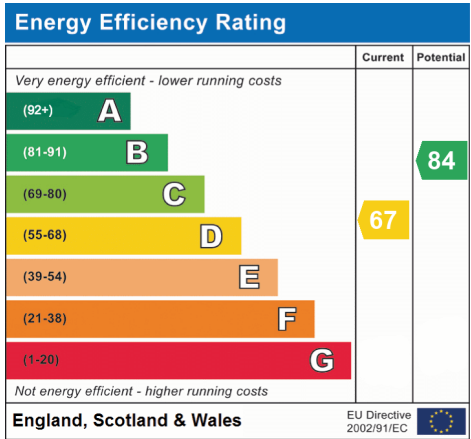
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Two Bedroom Detached Bungalow
- Lounge, Fitted Kitchen, Rear Porch
- Two Double Bedrooms, Wet Room
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Ample Off Road Parking, Garage and Good Sized Rear Garden
- Sought After Cul-De-Sac Location
- Close to Local Shops, Amenities and Bus Route



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Porch

8' 9" x 4' 10" (2.67m x 1.47m)

Entrance Hall

13' 8" x 3' 1" (4.17m x 0.94m)

Lounge/Dining Room

15' 10" x 10' 3" (4.83m x 3.12m)

Study

11' 0" x 4' 9" (3.35m x 1.45m)

Kitchen

15' 11" x 9' 4" (4.85m x 2.84m)

Bedroom One

11' 1" x 10' 3" (3.38m x 3.12m)

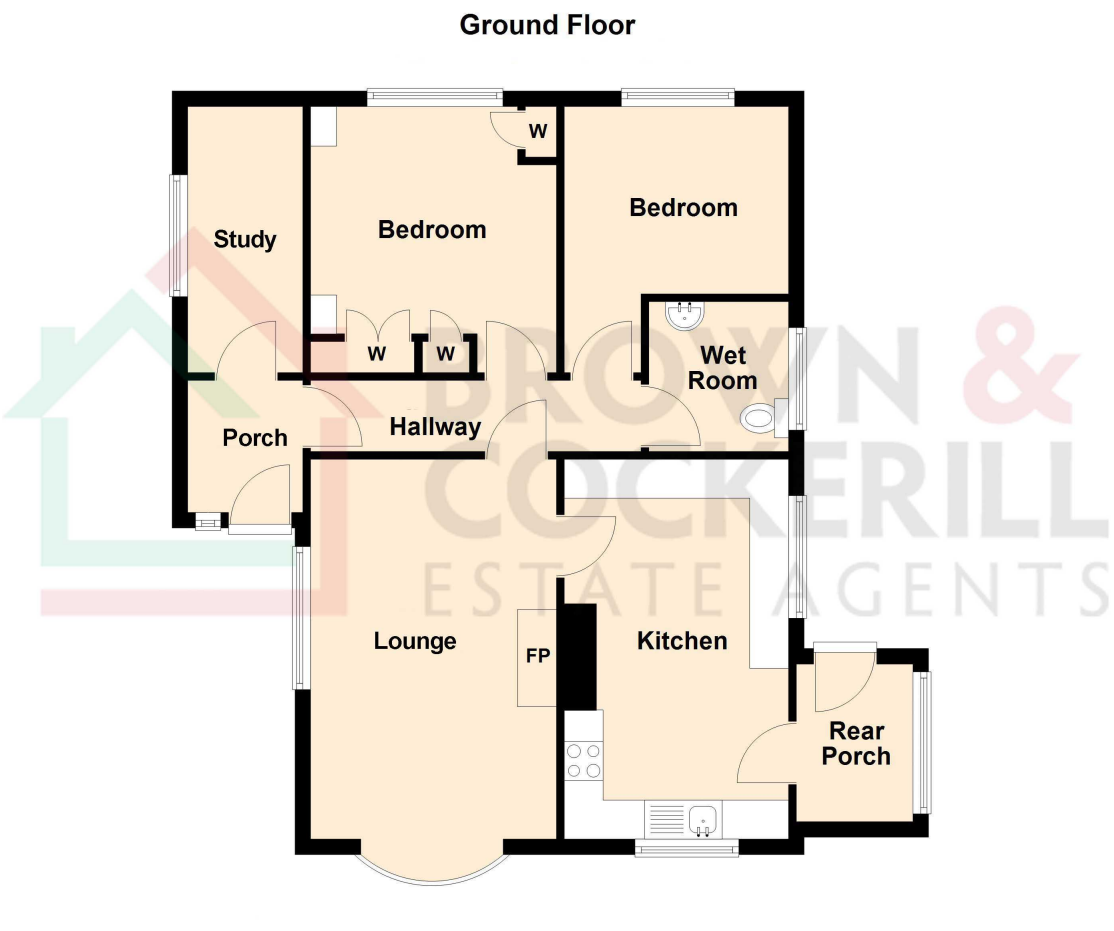
Bedroom Two

11' 1" x 9' 4" (3.38m x 2.84m)

Wet Room

6' 4" x 5' 10" (1.93m x 1.78m)

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.