

8 MEADOW FURLONG

£110,000 Freehold

COTON PARK
RUGBY
WARWICKSHIRE
CV23 0GG



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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this modern one bedroom duplex style mid mews home offered for sale on an affordable 85% covenant scheme and located within the popular Coton Park estate, on the northern 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, supermarkets, public house, hot food takeaway outlets, bus routes to Rugby town centre and excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks.

In brief, the accommodation comprises of an entrance hall, ground floor double bedroom and a shower room with utility area. To the first floor is an open plan living/dining area with fitted kitchen and a mezzanine storage area.

The property benefits from gas fired central heating to radiators, Upvc double glazing, all mains services connected and a band 'A' council tax rating.

Externally there is a timber deck area to the front with pathway leading to an allocated parking space for one vehicle.

The Covenant Scheme stipulates that the property can only be sold at 85% of the full market value to either a first or second time buyer. The property cannot be let, so landlord investors are not eligible to buy.

The property is offered for sale with furniture included and no onward chain.

Early viewing is considered essential.

Gross internal area: 34m² (366ft²).

AGENTS NOTES

Council Tax Band A.

What3Words: ///crush.scope.gallons

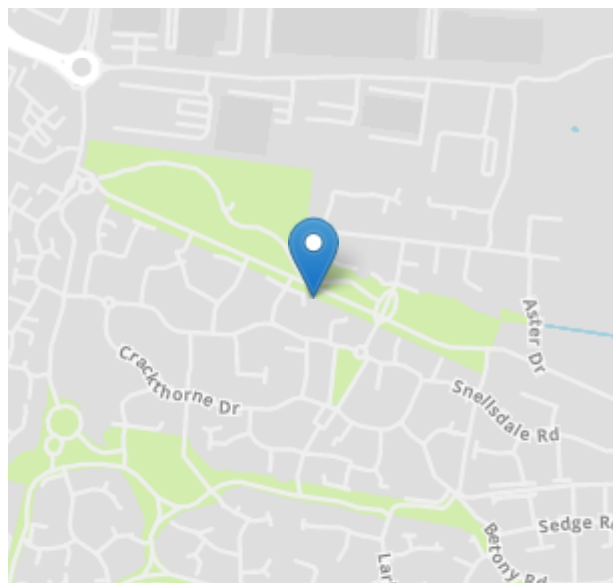
MORTGAGE & LEGAL ADVICE

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 One Bedroom Duplex Style Home
- Ground Floor Double Bedroom & Shower Room
- First Floor Open Plan Living/Dining & Kitchen
- Upvc Double Glazing. Gas Fired Central Heating to Radiators
- Allocated Car Parking Space
- 85 % Covenant Scheme
- Offered Furnished, No Onward Chain



ROOM DIMENSIONS

Ground Floor

Entrance Hall

5' 9" x 4' 9" (1.75m x 1.45m)

Master Bedroom

11' 6" x 9' 1" (3.51m x 2.77m)

Shower Room & Utility

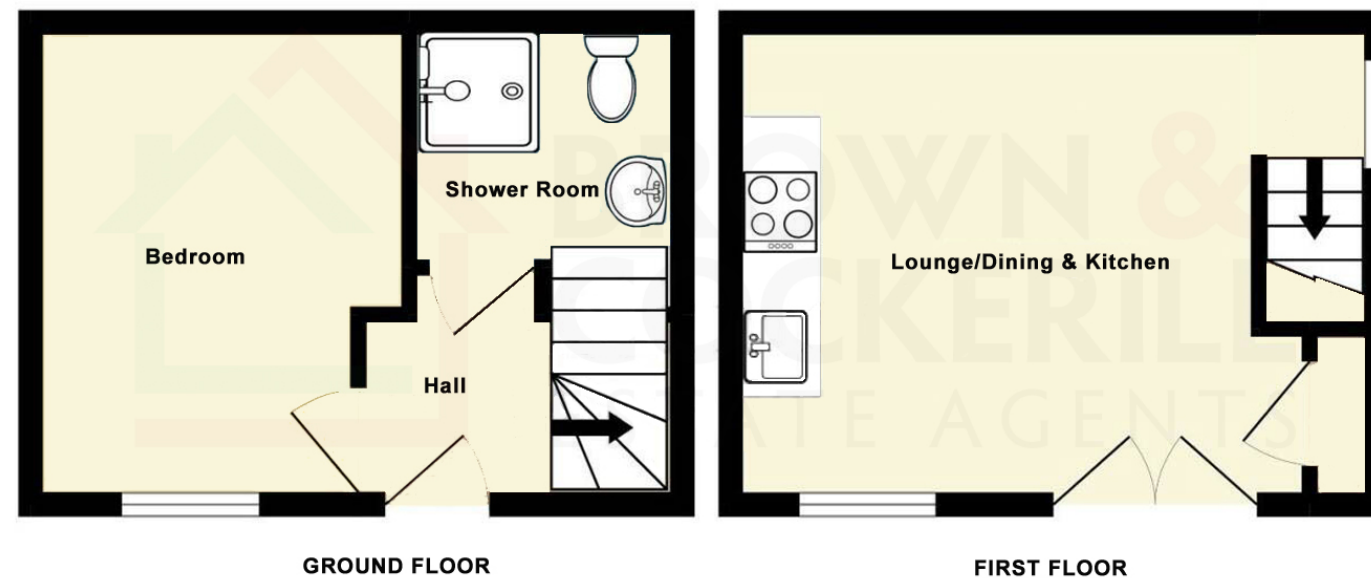
6' 6" x 5' 5" (1.98m x 1.65m)

First Floor

Living/Dining Room/Kitchen

15' 10" max. x 11' 6" (4.83m max. x 3.51m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(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	

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.