



9 HOLME CLOSE

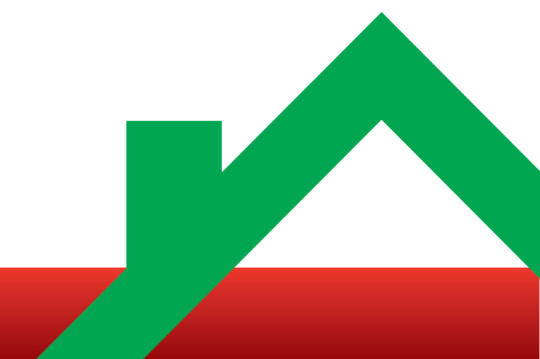
£290,000 Freehold

BROWNSOVER  
RUGBY  
WARWICKSHIRE  
CV21 1JL



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented three bedroom semi detached dormer style bungalow which is of standard brick built construction with a tiled roof.

The property is located within a popular residential area on the northern outskirts of Rugby. There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarkets, medical centre, excellent local schooling and extensive shopping facilities at 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 offers a mainline intercity service to Birmingham New Street and London Euston in under one hour.

The accommodation is set over two floors and in brief, comprises of an open plan lounge/kitchen/dining room with stairs rising to the first floor, two well proportioned bedrooms with one having double doors opening onto the rear garden and a family bathroom fitted with a modern three piece white suite.

To the first floor, there is the master bedroom with storage into the eaves and an en-suite shower room fitted with a modern white suite.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, to the front of the property is a large block paved driveway providing off road parking for approximately five vehicles and leads to the single garage with up and over door. The private and enclosed rear garden has a patio area to the immediate rear with the remainder being laid to lawn.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 85 m<sup>2</sup> (914 ft<sup>2</sup>).

## AGENTS NOTES

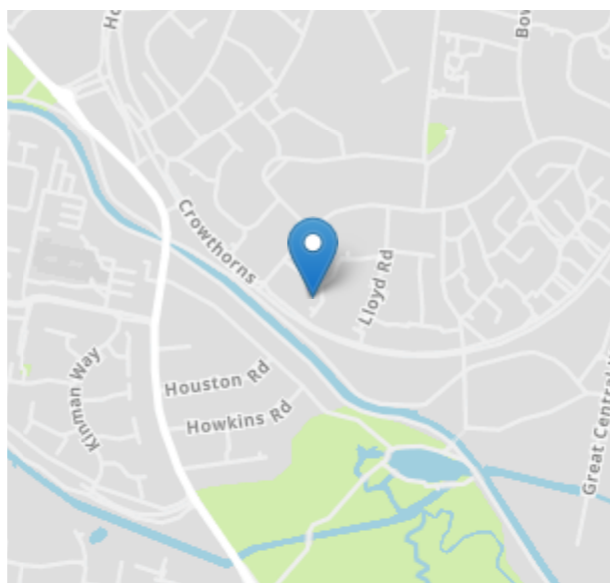
Council Tax Band 'C'.  
Estimated Rental Value: £1200 pcm approx.  
What3Words: ///when.civil.danger

## 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 Semi Detached Dormer Style Bungalow**
- **Presented in Excellent Condition**
- **Open Plan Lounge/Kitchen/Dining Room**
- **Modern Ground Floor Family Bathroom and Two Well Proportioned Bedrooms**
- **First Floor Master Bedroom with En-Suite Facilities**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Ample Off Road Parking and Private Rear Garden**
- **Early Viewing is Highly Recommended**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	69	
(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

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

22' 7" x 17' 9" (6.88m x 5.41m)

#### Bedroom Two

13' 4" x 9' 0" (4.06m x 2.74m)

#### Bedroom Three

10' 2" x 8' 6" (3.10m x 2.59m)

#### Family Bathroom

6' 10" x 5' 8" (2.08m x 1.73m)

### First Floor

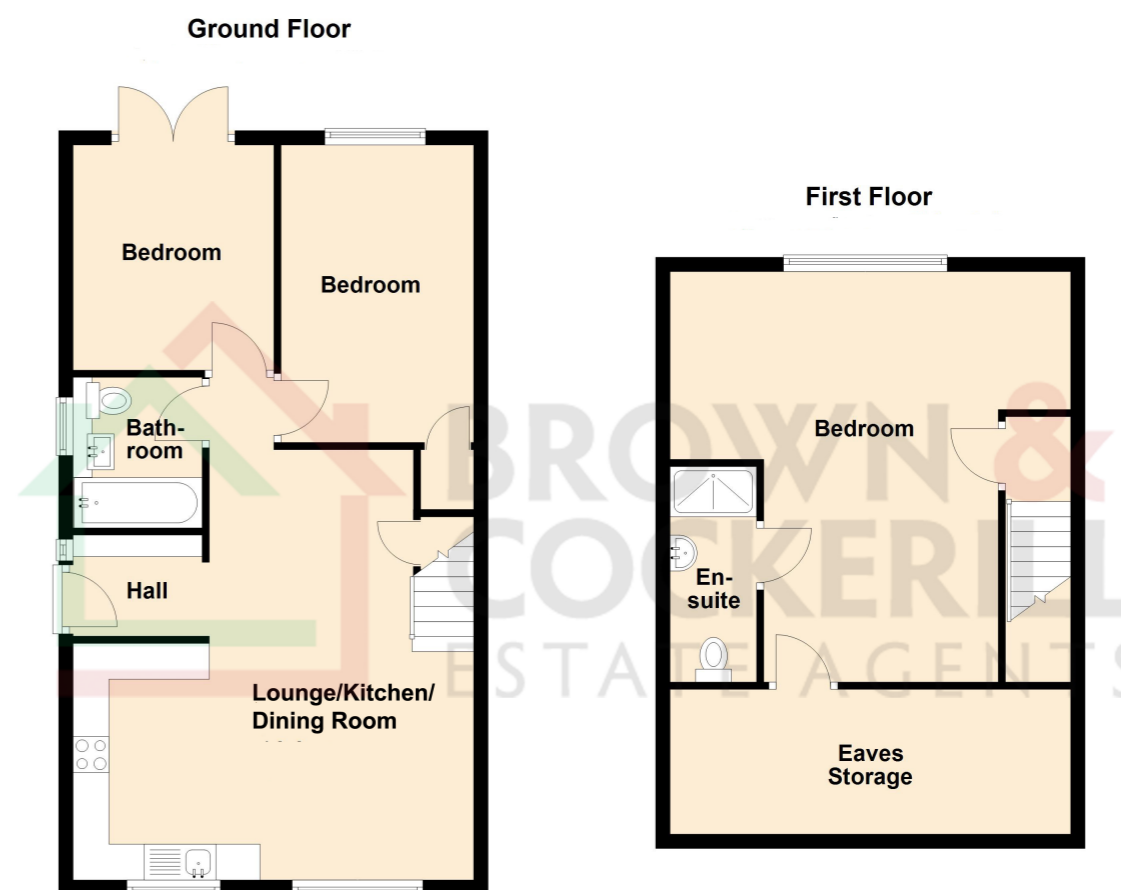
#### Bedroom One

20' 2" maximum x 17' 8" maximum (6.15m maximum x 5.38m maximum)

#### En-Suite Shower Room

11' 4" x 4' 3" (3.45m x 1.30m)

## 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.