



10 CAVENDISH CLOSE

£350,000 Freehold

CAWSTON  
RUGBY  
WARWICKSHIRE  
CV22 7GB



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this standard construction brick built three bedroom detached family home located in the popular residential area of Cawston, Rugby.

There are a range of amenities available within the immediate area to include a parade of shops and stores, local supermarket, public houses, hot food take away outlet, primary school and bus routes to Rugby town centre, Coventry and Leamington Spa. There is a more comprehensive range of amenities available in nearby Bilton village.

There is excellent commuter access to the M1/M6/A5 and the A45 road and motorway networks. Rugby Railway Station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

The property offers accommodation set over two floors and in brief comprises of an entrance hall, ground floor cloakroom/w.c., lounge with feature fireplace and door through to the dining room, kitchen/breakfast room with double oven, Neff four ring induction hob, integrated fridge and freezer, space for automatic washing machine and useful under stairs pantry cupboard. The conservatory can be accessed via sliding patio doors off the dining room.

To the first floor, the master bedroom has fitted wardrobes and a corridor with further fitted wardrobes and benefits from an en-suite shower room fitted with a three piece white suite. The remaining two bedrooms also have fitted wardrobes and there is a family bathroom fitted with a three piece white suite with a shower over the bath.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected including telephone, broadband and cable/satellite television.

Externally, there is a fore garden laid to lawn and a tarmac driveway offering off road parking for three vehicles and giving access to the garage which has an up and over door, pedestrian door into the rear garden and power and light connected. The rear garden is enclosed by timber fencing and is predominantly laid to lawn with a paved patio area to the immediate rear that offers an ideal al-fresco dining/entertaining space. Within the rear garden is a water feature, shrub borders and timber garden shed.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 91 m<sup>2</sup> (979 ft<sup>2</sup>).

## AGENTS NOTES

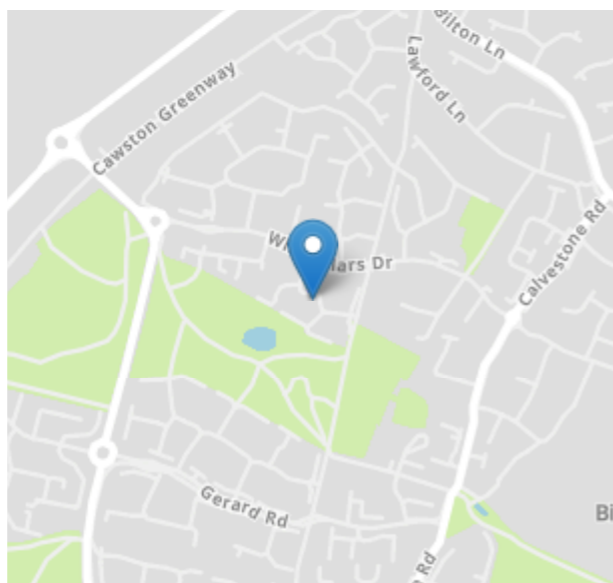
Council Tax Band 'D'.  
Estimated Rental Value: £1200 pcm approx.  
What3Words: ///respect.reference.financial

## 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 Detached Family Home Situated in Popular Residential Location
- Lounge with Feature Fireplace and Separate Dining Room
- Fitted Kitchen/Breakfast Room with Integrated Appliances
- Ground Floor Cloakroom/W.C. and Conservatory
- Master Bedroom with En-Suite Shower Room and First Floor Family Bathroom
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Off Road Parking and Garage
- Early Viewing is Considered Essential



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	71	
(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

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

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

6' 9" x 2' 9" (2.06m x 0.84m)

#### Lounge

15' 2" into bay window x 9' 9" (4.62m into bay window x 2.97m)

#### Dining Room

9' 8" x 9' 4" (2.95m x 2.84m)

#### Kitchen/Breakfast Room

17' 9" x 10' 1" maximum (5.41m x 3.07m maximum)

#### Conservatory

9' 4" x 9' 3" (2.84m x 2.82m)

### First Floor

#### Bedroom One

12' 0" x 9' 11" (3.66m x 3.02m)

Corridor 3' 9" x 2' 1" (1.14m x 0.64m)

#### En-Suite Shower Room

6' 4" x 4' 11" (1.93m x 1.50m)

#### Bedroom Two

9' 10" x 8' 11" (3.00m x 2.72m)

#### Bedroom Three

10' 3" maximum x 7' 4" (3.12m maximum x 2.24m)

#### Bathroom

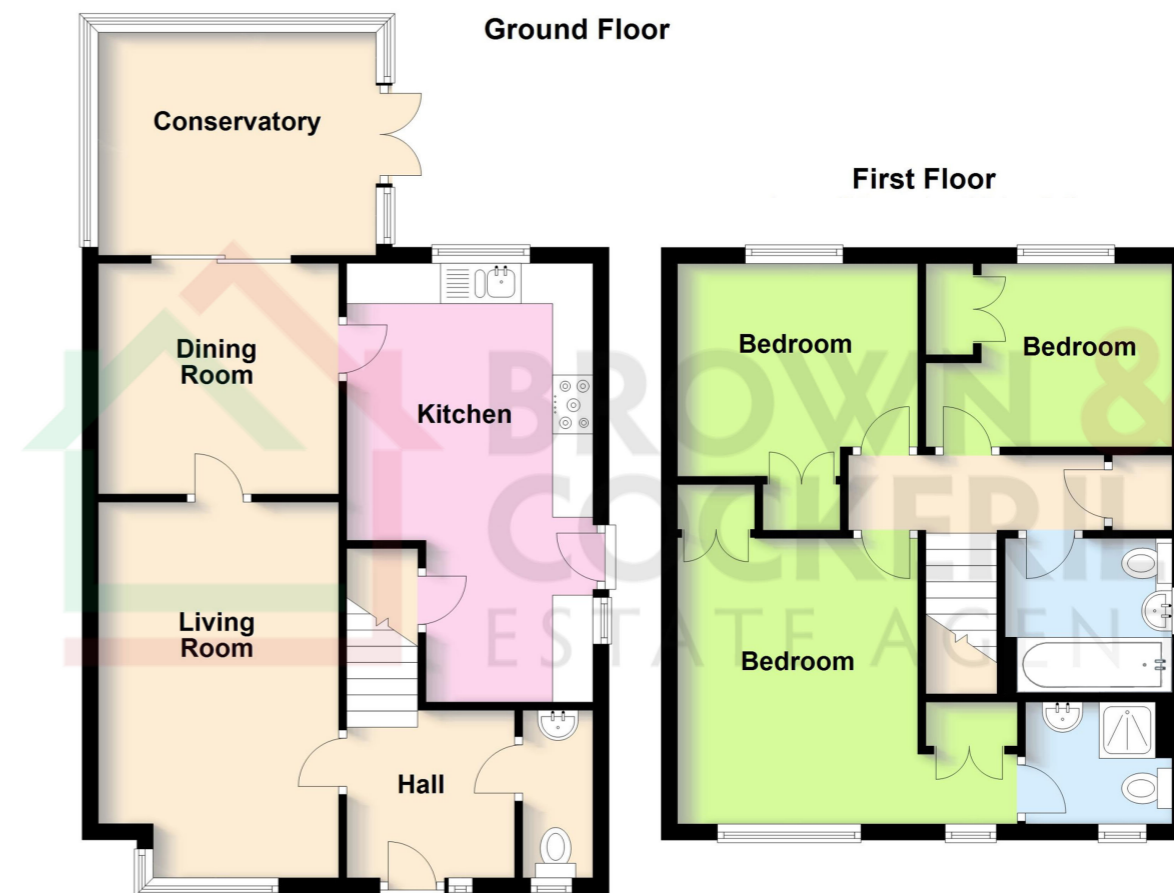
7' 0" x 6' 8" (2.13m x 2.03m)

#### Externally

#### Garage

9' 8" x 7' 7" (2.95m x 2.31m)

## 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.