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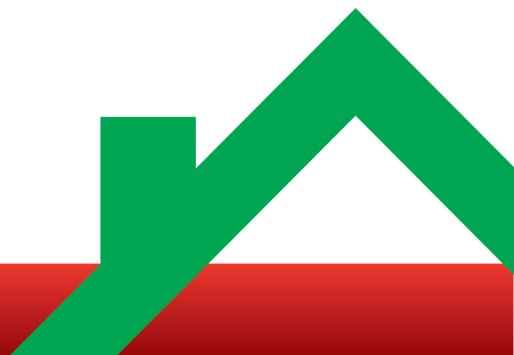
COTON PARK
RUGBY
WARWICKSHIRE
CV23 0JQ

Offers Over £240,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern and well presented two bedroom semi detached property located within the popular and sought-after residential area of Coton Park, Rugby.

Situated on the northern outskirts of Rugby town centre, the property is within easy reach of amenities to include a parade of local shops and stores, supermarkets, medical centre, excellent local schooling and extensive shopping facilities at the nearby Elliott's Field and Junction One retail parks.

There are excellent commuter and transport links to the surrounding M1/M6/A5 and A14 Midland road and motorway networks and Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief comprises of an entrance hall with stairs rising to the first floor landing, ground floor cloakroom/w.c., lounge with an under stairs storage cupboard and kitchen/dining room with additional storage cupboards, integrated hob and oven and an integrated fridge/freezer. Double glazed French doors offer access to the rear garden.

To the first floor, there is a landing leading to two well proportioned bedrooms and a modern family bathroom which has been fitted with a contemporary white suite to include a panelled bath with shower over, pedestal wash hand basin and a low level w.c.

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

Externally, there is a driveway to the side which provides off road parking for two vehicles. The enclosed rear garden is laid to lawn with block paved pathway and patio area. There is panelled timber fencing to the boundary, a timber shed and gated pedestrian access to the side.

Early viewing is advised to avoid disappointment.

Gross Internal Area: approx. 58 m² (624 ft²).

AGENTS NOTES

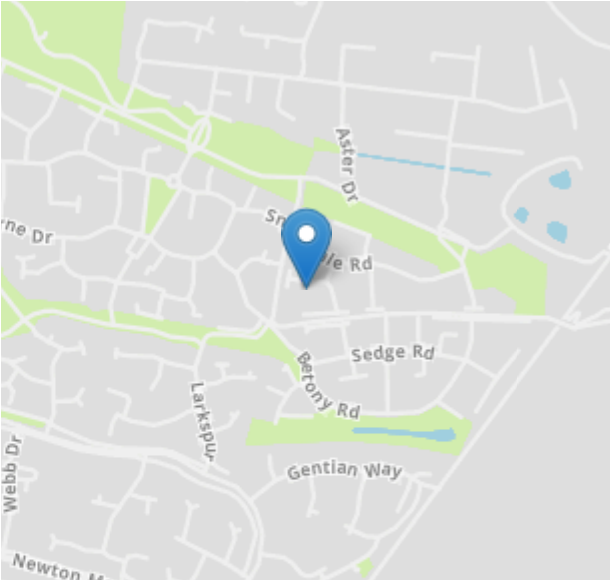
Council Tax Band 'C'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///album.foster:formal

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 Modern Two Bedroom Semi Detached Home
- Cul-de-Sac Location
- Ground Floor Cloakroom/W.C.
- Lounge, Kitchen/Dining Room with Hob & Oven
- First Floor Family Bathroom
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Enclosed Rear Garden & Parking to the Side
- Early Viewing Considered Essential



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(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		

ROOM DIMENSIONS

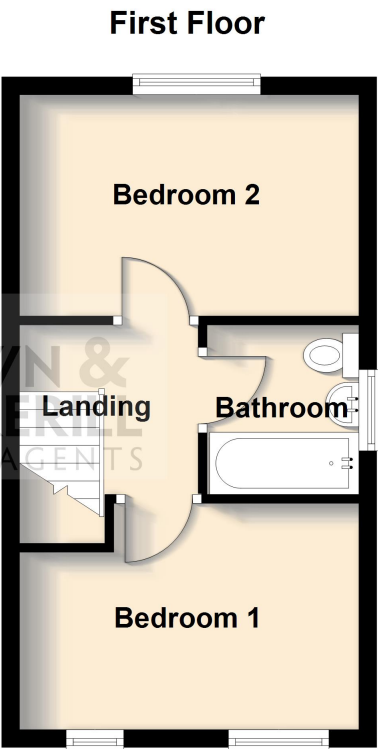
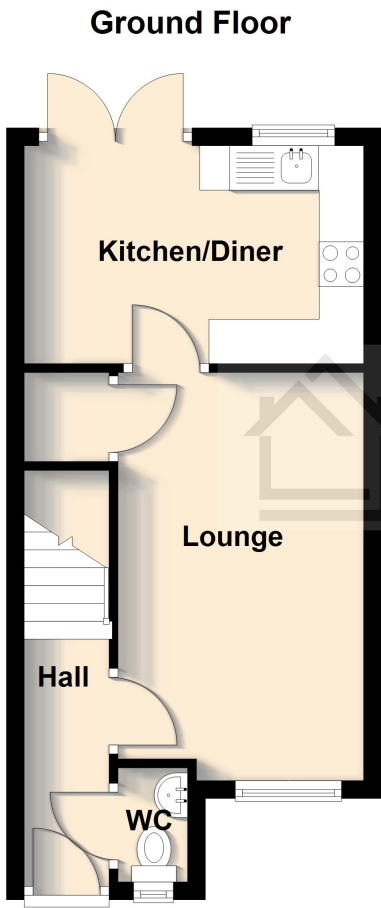
Ground Floor

Entrance Hall
8' 9" x 3' 3" (2.67m x 0.99m)
Cloakroom/W.C.
4' 9" x 2' 10" (1.45m x 0.86m)
Lounge
15' 1" x 9' 1" (4.60m x 2.77m)
Kitchen/Dining Room
15' 1" x 9' 1" (4.60m x 2.77m)

First Floor

Landing
6' 8" x 6' 4" (2.03m x 1.93m)
Bedroom One
12' 7" x 8' 6" (3.84m x 2.59m)
BedroomTwo
12' 7" x 8' 2" (3.84m x 2.49m)
Bathroom
6' 3" x 5' 7" (1.91m x 1.70m)

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.