



7 DORRIT PLACE

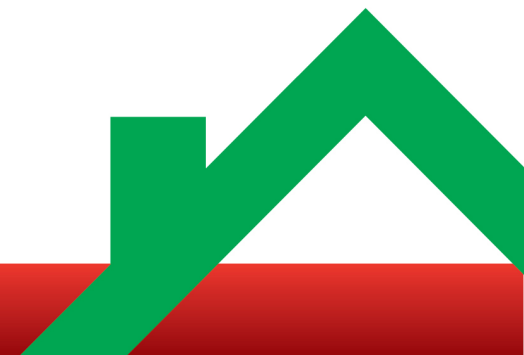
RUGBY
WARWICKSHIRE
CV21 1FZ

£325,000 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 four bedroom, three storey end of terraced property which is conveniently located and within walking distance of Rugby railway station. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Located just off Technology Drive, the property is ideally situated and within easy walking distance of Rugby College, the extensive range of shopping facilities on offer at the popular Elliott's Field and Junction One retail parks and Tesco supermarket.

Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston within the hour and there is convenient commuter access to the M1, M6, A5 and A14 road and motorway network.

The accommodation is set over three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing, a ground floor cloakroom/w.c. and an open plan kitchen/dining room with oven, hob and French doors opening onto the rear garden.

To the first floor, the landing has stairs rising to the second floor. The living room has a Juliet balcony with doors opening inwards, bedroom three and a modern part tiled family bathroom fitted with a three piece white suite to include a panelled bath with shower over, low level w.c. and pedestal wash hand basin.

To the second floor, the landing gives access to the master bedroom which benefits from an en-suite shower room fitted with a double shower enclosure, low level w.c. and pedestal wash hand basin and there are two further well proportioned bedrooms.

The property benefits from gas fired central heating to radiators, Upvc double glazing and has the remainder of the NHBC certificate.

Externally, to the front of the property is a tarmacadam driveway providing off road parking for one vehicle and leads to the garage which has an up and over door. The rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a decking area to the immediate rear with a covered pergola seating area, ideal for al fresco dining and entertaining.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 116 m² (1248 ft²).

AGENTS NOTES

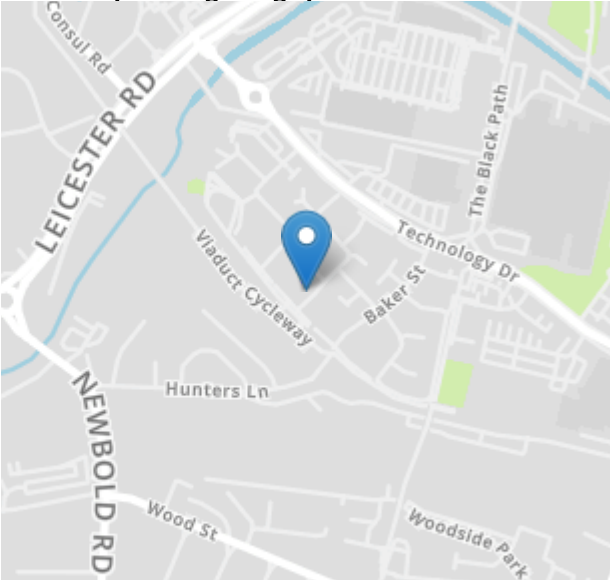
Council Tax Band 'D'.
Estimated Rental Value: £1500 pcm approx.
What3Words: ///heap.civic.into

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 Storey, Four Bedroom End of Terraced Property**
- **Conveniently Located for Rugby Railway Station**
- **Ground Floor Cloakroom/W.C. and Open Plan Kitchen/Dining Room with French Doors to Rear Garden**
- **First Floor Lounge with Oven, Hob and Juliet Balcony and a Family Bathroom with Three Piece White Suite**
- **En-Suite Shower Room to Master Bedroom**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(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
16' 6" x 6' 11" (5.03m x 2.11m)
Ground Floor Cloakroom/W.C.
5' 2" x 3' 1" (1.57m x 0.94m)
Open Plan Kitchen/Dining Room
15' 7" x 11' 9" (4.75m x 3.58m)
First Floor

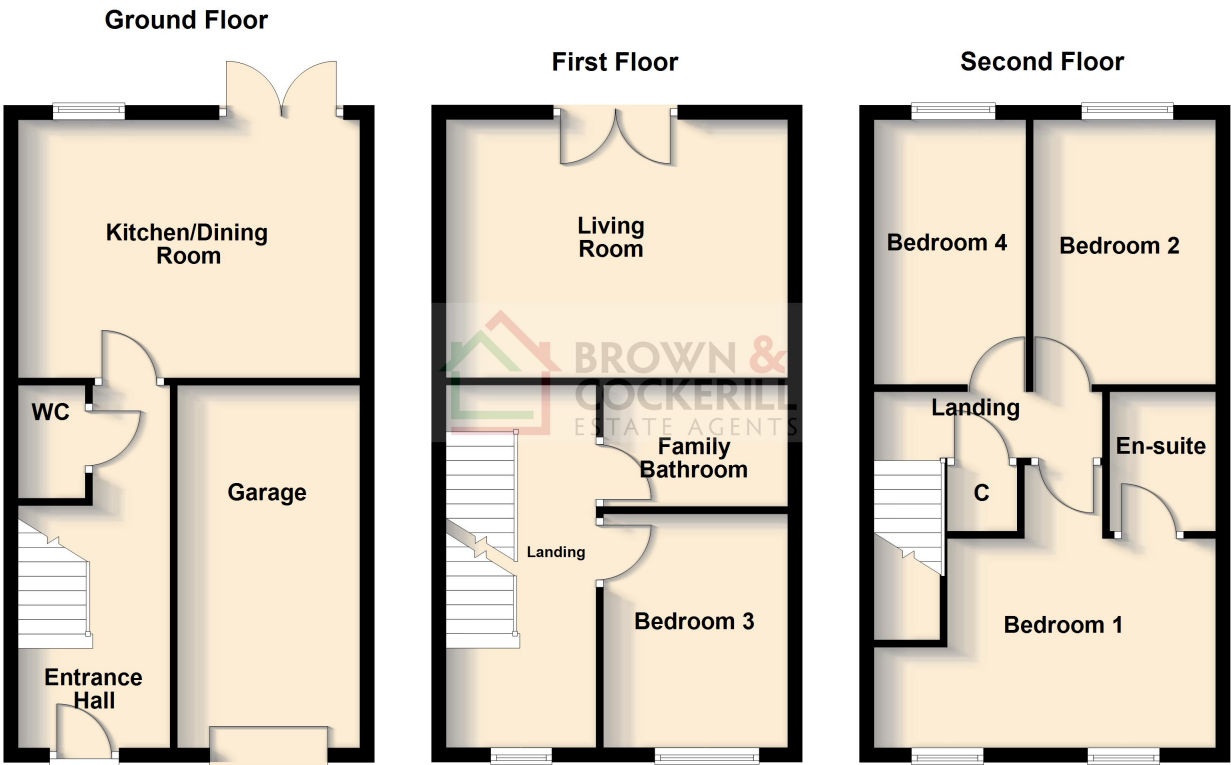
Landing
16' 7" x 6' 10" (5.05m x 2.08m)
Living Room
15' 7" x 12' 0" (4.75m x 3.66m)
Bedroom Three
9' 11" x 8' 5" (3.02m x 2.57m)
Family Bathroom
8' 5" x 5' 6" (2.57m x 1.68m)

Second Floor

Landing
10' 6" x 3' 7" (3.20m x 1.09m)
Bedroom One
15' 7" maximum x 12' 6" maximum (4.75m maximum x 3.81m maximum)
En-Suite Shower Room
6' 7" x 4' 10" (2.01m x 1.47m)
Bedroom Two
12' 0" x 8' 4" (3.66m x 2.54m)
Bedroom Four
12' 0" x 7' 0" (3.66m x 2.13m)
Externally

Garage
16' 6" x 8' 5" (5.03m x 2.57m)

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.