



15 STRETTON CLOSE

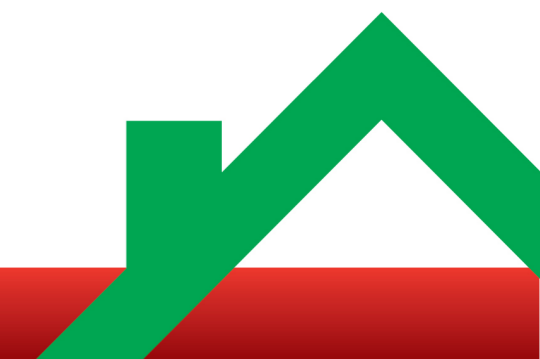
Guide Price £220,000 Freehold

ROCHBERIE HEIGHTS  
RUGBY  
WARWICKSHIRE  
CV23 0YD



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 two bedroom end terraced property built by Taylor Wimpey and is situated in the popular residential location of Rochberie Heights on the northern outskirts of Rugby town centre. The property is of standard brick built construction with a tiled roof.

There are a range of local amenities available to include the popular Elliott's Field and Junction One retail parks, supermarkets, butchers, public house and excellent schooling for all ages.

The property is conveniently located for easy commuter access to the M1, M6, A5, A14 and A426 road and motorway networks. Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief the accommodation comprises of an entrance hall, fitted kitchen with a four ring gas hob, oven beneath and extractor over, lounge/dining room with storage and Upvc French doors opening onto the rear garden and a ground floor cloakroom/w.c. fitted with a white suite.

To the first floor there are two well proportioned bedrooms with the master bedroom having a storage cupboard and a family bathroom fitted with a modern white three piece 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 tarmac driveway providing off road parking for two vehicles and a gravelled area. The rear garden can be accessed from the side via a wooden gate and is enclosed by timber fencing to the boundaries. The rear garden is predominantly laid to lawn with a paved patio area to the immediate rear providing an ideal al-fresco dining/entertaining space and a further paved patio area at the end of the garden.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 55 m<sup>2</sup> (592 ft<sup>2</sup>).

## AGENTS NOTES

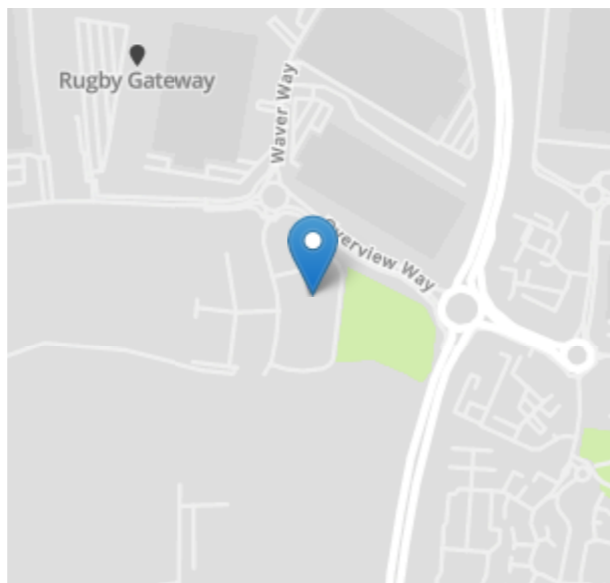
Council Tax Band 'B'.  
Estimated Rental Value: £975 pcm approx.  
What3Words: ///employ.stared.twic

## 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 End Terraced Property
- Popular Residential Location
- Lounge/Dining Room with French Doors onto Rear Garden
- Fitted Kitchen with Oven and Hob
- Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Off Road Parking and Enclosed Rear Garden, Early Viewing is Considered Essential



## ENERGY PERFORMANCE CERTIFICATE

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

9' 10" x 6' 0" (3.00m x 1.83m)

#### Lounge/Dining Room

13' 1" maximum x 12' 9" (3.99m maximum x 3.89m)

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

4' 11" x 2' 10" (1.50m x 0.86m)

### First Floor

#### Bedroom One

13' 0" maximum x 8' 5" (3.96m maximum x 2.57m)

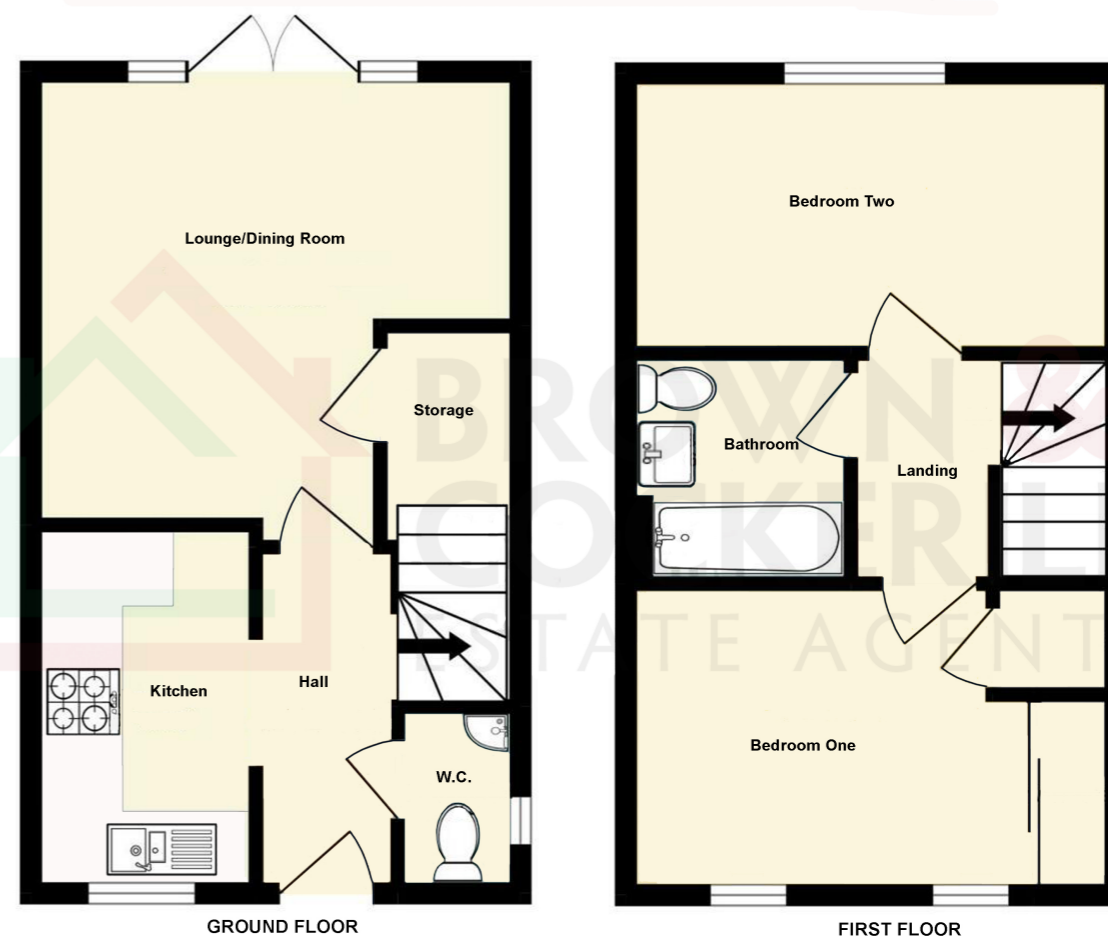
#### Bedroom Two

13' 1" x 7' 1" (3.99m x 2.16m)

#### Family Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

## 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.