



2 SOUTHEY ROAD

£315,000 Freehold

SHAKESPEARE GARDENS
RUGBY
WARWICKSHIRE
CV22 6HF



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this traditional three bedroom semi detached property which is of standard brick built construction with a tiled roof and is located in the popular residential area of Shakespeare Gardens, Rugby.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, post office, public house and bus routes to all areas. Sainsbury's superstore is only a short walk away.

Easy commuter access is available to the surrounding M1, M6, M45 and A45 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The property has accommodation set over two floors and in brief, comprises of an entrance porch and entrance hall with stairs rising to the first floor landing. There is a good sized lounge and kitchen/dining room with French doors opening onto the rear garden and a pedestrian door to the side.

To the first floor, there are three well proportioned bedrooms and a family bathroom fitted with a three piece white suite to include a bath with shower over, pedestal wash hand basin and low level w.c.

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

Externally, the property has a wide frontage and sits on a triangular plot with a lawned fore garden and a double drive providing ample off road parking and gives access to the double garage. The enclosed rear garden is predominantly laid to lawn with a patio area to the side which is ideal for al-fresco dining/entertaining.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 78 m² (839 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///quarrel.vanish.punk

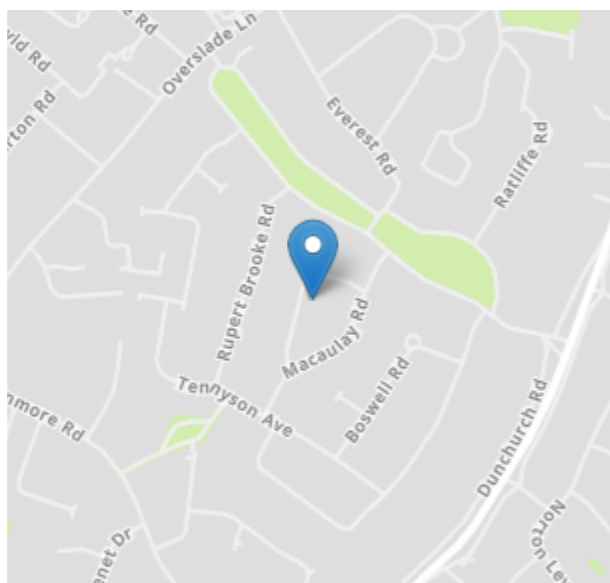
MORTGAGE & LEGAL ADVICE

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 Property
- Popular Residential Location
- Spacious Lounge and Kitchen/Dining Room with French Doors to the Rear
- Three Double Bedrooms
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Ample Off Road Parking and Double Garage
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 Porch

7' 3" x 2' 7" (2.21m x 0.79m)

Entrance Hall

9' 0" x 5' 10" (2.74m x 1.78m)

Lounge

13' 0" maximum x 11' 9" (3.96m maximum x 3.58m)

Kitchen/Dining Room

18' 0" x 8' 7" (5.49m x 2.62m)

First Floor

Landing

8' 0" x 5' 0" (2.44m x 1.52m)

Bedroom One

11' 7" x 11' 0" (3.53m x 3.35m)

Bedroom Two

10' 10" x 8' 11" (3.30m x 2.72m)

Bedroom Three

8' 10" x 7' 9" (2.69m x 2.36m)

Family Bathroom

6' 7" x 5' 1" (2.01m x 1.55m)

Externally

Double Garage

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.