



11 ALWYN ROAD

£400,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7QU



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom detached bungalow which is situated in the popular residential location of Bilton, Rugby. The bungalow is of standard brick built construction and all mains services are connected,

The property is conveniently located for local amenities to include a parade of shops and stores, supermarkets, churches of several denominations and sought after schools for all ages.

There is a regular bus service, easy commuter access to the Midlands road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston within the hour.

In brief, the accommodation is set over two floors and comprises of an entrance hall with stairs rising to the first floor, spacious lounge with two bow windows and a feature fireplace. Bedroom one has fitted wardrobes and there is a further double bedroom. The fully tiled family shower room is fitted with a three piece white suite and there is a utility room/cloakroom w.c. The fitted kitchen has an integrated oven and hob with extractor over, tiled flooring and French doors leading through to the conservatory. The conservatory is of Upvc double glazed construction with doors giving access to the side.

To the first floor, there is a double bedroom with fitted wardrobes, three Velux windows and has restricted head height and benefits from a separate en-suite toilet.

The property benefits from gas fired central heating to radiators and Upvc double glazing.

Externally, to the front of the property is a large driveway providing ample off road parking for four/five vehicles and leads to the good sized garage and side main entrance door. The mature and private rear garden has a decked area ideal for al fresco dining and entertaining.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 107 m² (1151 ft²).

AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1200 pcm approx.

What3Words: ///winemaker:abundance.digital

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

- An Extended Three Bedroom Detached Bungalow in Popular Residential Location
- Spacious Lounge and Two Well Proportioned Ground Floor Bedrooms
- Fitted Kitchen and Conservatory
- Ground Floor Shower Room and Further Utility Room/W.C.
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- First Floor Double Bedroom with Further Separate W.C.
- Private Rear Garden, Off Road Parking and Good Sized 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		74
(55-68)	D		
(39-54)	E	54	
(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

9' 0" x 7' 3" (2.74m x 2.21m)

Lounge

21' 7" x 11' 11" (6.58m x 3.63m)

Bedroom One

10' 7" x 10' 6" (3.23m x 3.20m)

Bedroom Two

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

Family Shower Room

7' 11" x 6' 11" (2.41m x 2.11m)

Utility Room/W.C.

06' 10" x 4' 4" (2.08m x 1.32m)

Kitchen

11' 8" x 10' 2" (3.56m x 3.10m)

Conservatory

10' 6" x 9' 9" (3.20m x 2.97m)

First Floor

Bedroom Three

11' 5" x 10' 1" (3.48m x 3.07m)

En-Suite Toilet

4' 7" x 4' 6" (1.40m x 1.37m)

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.