



12 Regent Street | Rugby | Warwickshire | CV21 2QF

80 TENNYSON AVENUE

SHAKESPEARE GARDENS  
RUGBY  
WARWICKSHIRE  
CV22 6JF

£310,000 Freehold

## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this mature three bedroom semi detached property situated in the popular residential location of Shakespeare Gardens, Rugby. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, Co-Op express store, hot food take away outlets and has excellent local schooling for all ages.

There is a regular bus service to Rugby town centre and easy access to the M1, M6, A5 and A14 road and motorway networks. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and a door off to the lounge. There are bi-fold doors giving access to the kitchen/dining room which has a range of fitted appliances, space for an upright fridge/freezer and French doors opening onto the rear garden.

To the first floor, the landing has doors off to three well proportioned bedrooms and a part tiled family bathroom fitted with a three piece white suite comprising of a P-shaped bath with shower and screen over, vanity unit with inset wash hand basin and low level w.c..

The property benefits from Upvc double glazing and gas fired central heating to radiators via a combination boiler located in the bathroom airing cupboard.

Externally, to the front is a lawned fore garden with a decorative border and driveway to the side providing off road parking for two vehicles. The southerly facing rear garden has a decked area to the immediate rear, two low tiered lawns and has access to the garage and brick built store at the side.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 69 m<sup>2</sup> (742 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1300 pcm approx.

What3Words: ///cakes.slot.vote

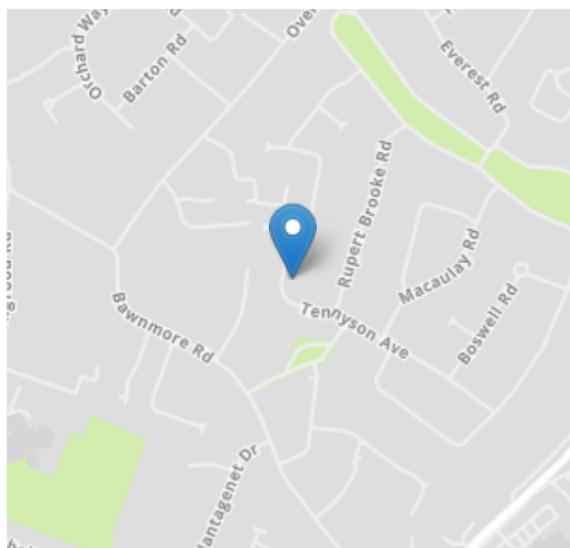
## MORTGAGE & LEGAL ADVICE

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 Mature Three Bedroom Semi Detached Property**
- **Popular Residential Location**
- **Well Presented Throughout**
- **Lounge and Kitchen/Dining Room with Appliances**
- **First Floor Family Bathroom with Three Piece White Suite**
- **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

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

6' 6" x 4' 11" (1.98m x 1.50m)

#### Lounge

16' 11" maximum x 11' 10" maximum (5.16m maximum x 3.61m maximum)

#### Kitchen/Dining Room

16' 11" x 10' 1" (5.16m x 3.07m)

### First Floor

### Landing

### Bedroom One

12' 1" x 10' 7" (3.68m x 3.23m)

### Bedroom Two

9' 6" x 7' 7" (2.90m x 2.31m)

### Bedroom Three

9' 6" x 9' 0" (2.90m x 2.74m)

### Family Bathroom

7' 9" x 6' 0" (2.36m x 1.83m)

### Externally

### 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.