



28 GARDENERS END

£315,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7RQ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom detached property situated in a quiet cul-de-sac in the popular residential area of Bilton, Rugby. The property is of standard brick built construction with a tiled roof.

There are a parade of shops and stores in the local vicinity and a more comprehensive range of amenities are available in nearby Bilton village to include local shops and stores, major supermarkets, butchers, public houses, doctor's surgery, veterinary centres and sought after schooling for all ages.

There is easy commuter access to the surrounding M1, M6, A5 and A14 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 accommodation is set over two floors and in brief, comprises of an entrance hall, lounge with feature fireplace, under stairs storage cupboard and stairs rising to the first floor landing. The kitchen/dining room has a four ring gas hob with extractor over and oven beneath, space and plumbing for an automatic washing machine and Upvc French doors opening onto the rear garden. The office/study has full length windows overlooking the rear garden and the ground floor cloakroom/w.c. is fitted with a white suite to include a vanity unit with wash hand basin and close coupled w.c.

To the first floor, the landing has doors off to the master bedroom which has an en-suite shower room fitted with a three piece white suite to include a shower cubicle, vanity unit with wash hand basin and close coupled w.c. There are two further well proportioned bedrooms and a family bathroom fitted with a three piece white suite to include a panelled bath with shower over, vanity unit with wash hand basin and close coupled w.c.

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

Externally, there are steps leading up to the front entrance door and a tarmac driveway providing off road parking and leading to the garage. The garage has an up and over door, power and lighting connected and pedestrian door into the rear garden. The enclosed rear garden is predominantly laid to lawn with a paved patio to the immediate rear and has pedestrian access to the front of the property.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 75 m² (807 ft²).

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1100 pcm approx.

What3Words: ///focus.unit.hush

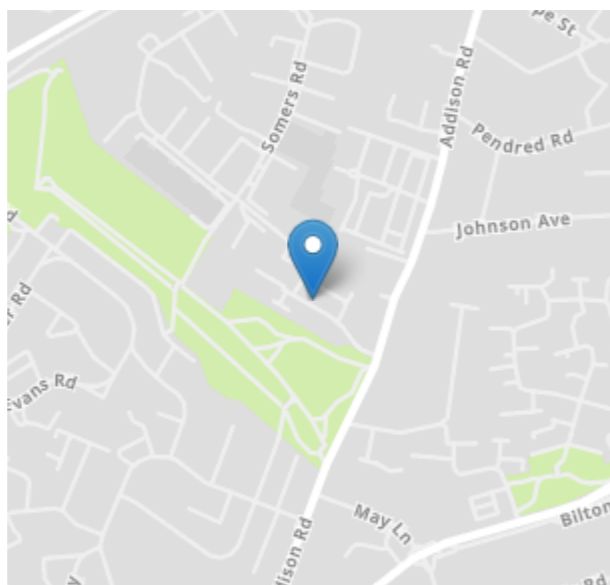
MORTGAGE & LEGAL ADVICE

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 Detached Property**
- **Cul-de-Sac Location in Popular Residential Area**
- **Lounge with Feature Fireplace**
- **Kitchen/Dining Room with French Doors to Rear**
- **Office/Study and Ground Floor Cloakroom W.C.**
- **En-suite to Master Bedroom and First Floor Family Bathroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking, Garage and Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	
England, Scotland & Wales			
		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

5' 1" x 3' 2" (1.55m x 0.97m)

Lounge

17' 3" x 14' 9" (5.26m x 4.50m)

Kitchen/Dining Room

14' 8" x 8' 9" (4.47m x 2.67m)

Study/Office

9' 6" x 8' 0" (2.90m x 2.44m)

Ground Floor Cloakroom/W.C.

5' 6" x 2' 6" (1.68m x 0.76m)

First Floor

Bedroom One

13' 6" x 8' 3" (4.11m x 2.51m)

En-Suite Shower Room

5' 9" maximum x 4' 3" (1.75m maximum x 1.30m)

Bedroom Two

10' 1" x 8' 3" (3.07m x 2.51m)

Bedroom Three

8' 7" x 6' 3" (2.62m x 1.91m)

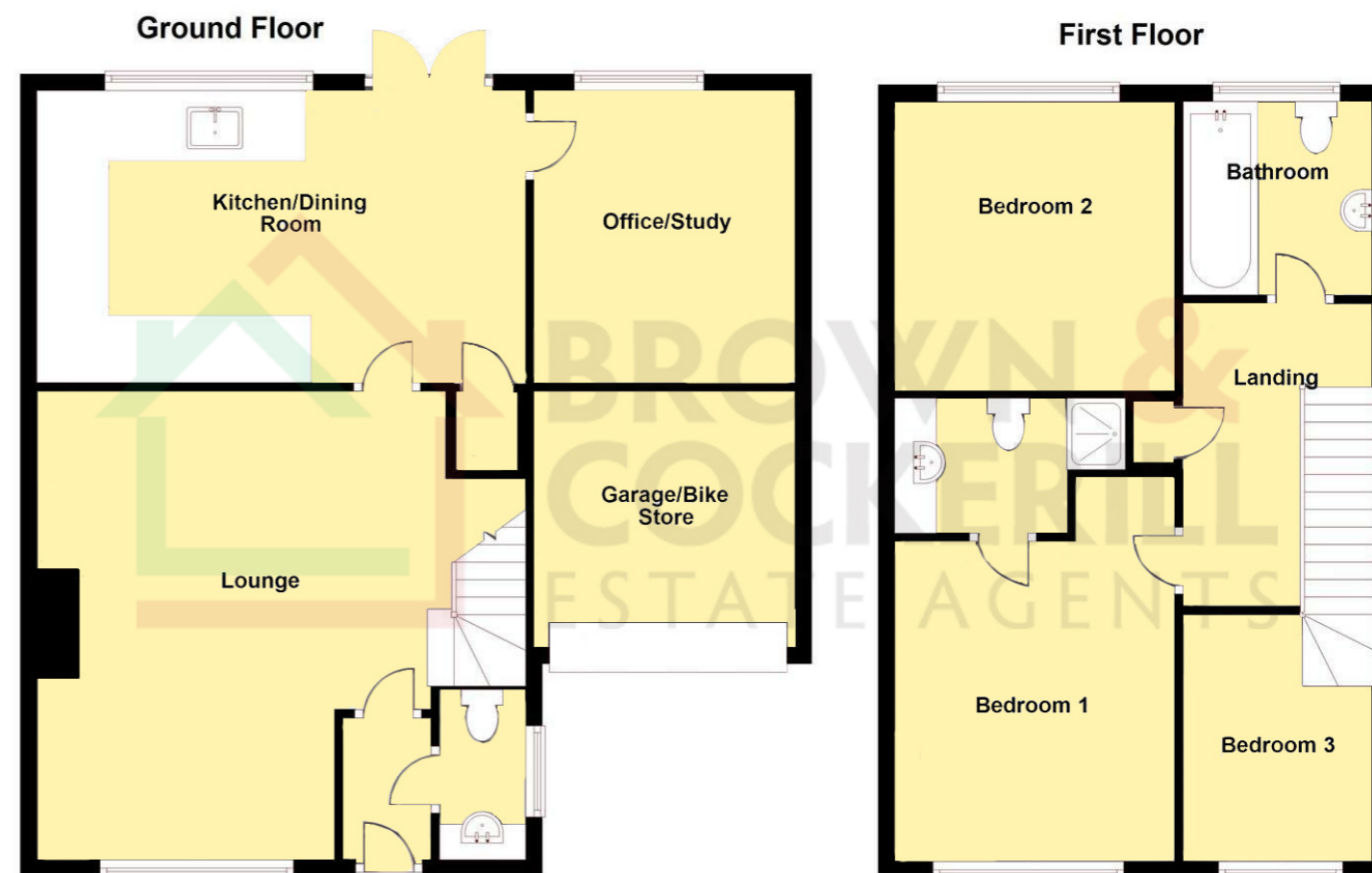
Family Bathroom

6' 1" x 5' 4" (1.85m x 1.63m)

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.