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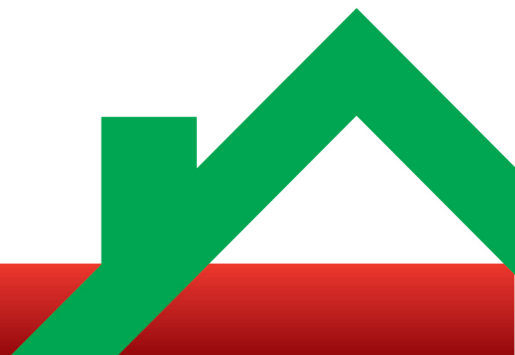
£335,000 Freehold

ROCHBERIE HEIGHTS
RUGBY
WARWICKSHIRE
CV23 0YA



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 modern and well presented three bedroom detached property situated on the popular Rochberie Heights development which is located to the north of Rugby town centre. The property benefits from the remainder of the NHBC certificate and is of standard brick built construction with a tiled roof and has all mains services connected.

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.

The accommodation is set over two floors and in brief, comprises of an entrance hall with useful storage cupboard and stairs rising to the first floor galleried landing. The good sized lounge has French doors opening onto the rear garden and there is a ground floor cloakroom/w.c. fitted with a low level w.c. and pedestal wash hand basin. The modern kitchen/dining room has a gas hob with oven beneath and extractor over and benefits from a range of integrated appliances.

To the first floor, there is a galleried landing giving access to the master bedroom which benefits from an en-suite shower room fitted with a three piece white suite. There are two further well proportioned bedrooms and family bathroom fitted with a three piece white suite to include a panelled bath with shower over, low level w.c. and pedestal wash hand basin.

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

Externally, to the side is a tandem driveway offering off road parking for three vehicles, has an electrical vehicle charging point and gives access to the garage. The rear garden is enclosed with timber fencing to the boundary and has gated side pedestrian access to the side. There is a large patio area to the immediate rear of the property which provides an ideal al fresco dining/entertaining space with the remainder of the garden laid to lawn with raised flowering sleeper borders.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 85 m² (914 ft²).

AGENTS NOTES

Council Tax Band 'D'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///punchy.spider.motel

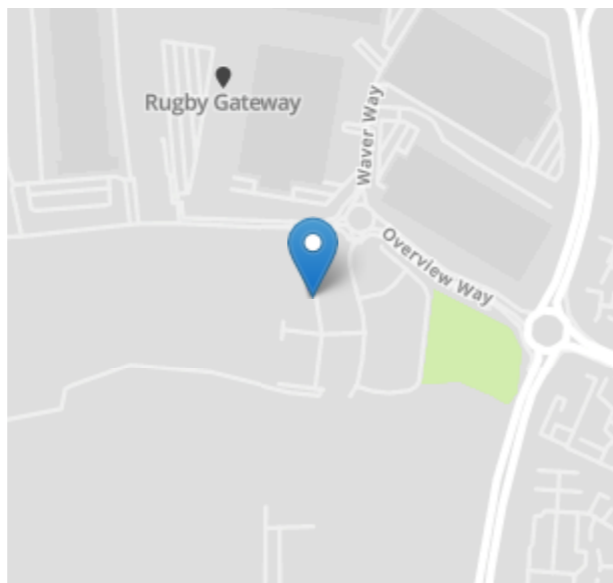
MORTGAGE & LEGAL ADVICE

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 and Well Presented Three Bedroom Detached Property**
- **Popular Residential Location**
- **Lounge with French Doors to the Rear Garden**
- **Kitchen/Dining Room with Integrated Appliances**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **En-Suite to Master Bedroom and First Floor Family Bathroom**
- **Tandem Driveway with Electric Vehicle Charging Point, Ample Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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 Hall

10' 0" x 6' 11" (3.05m x 2.11m)

Lounge

16' 6" x 9' 10" (5.03m x 3.00m)

Kitchen/Dining Room

16' 6" x 9' 11" (5.03m x 3.02m)

Ground Floor Cloakroom/W.C.

6' 1" x 2' 11" (1.85m x 0.89m)

First Floor

Landing

6' 11" x 4' 6" (2.11m x 1.37m)

Bedroom One

12' 5" x 10' 1" (3.78m x 3.07m)

En-Suite Shower Room

10' 1" x 3' 9" (3.07m x 1.14m)

Bedroom Two

9' 8" x 9' 3" (2.95m x 2.82m)

Bedroom Three

9' 8" x 7' 0" (2.95m x 2.13m)

Family Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)

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.