



4 RUPERT BROOKE ROAD

£299,950 Freehold

SHAKESPEARE GARDENS
RUGBY
WARWICKSHIRE
CV22 6HQ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this improved and well presented three bedroom semi detached chalet style home situated in the popular residential area of Shakespeare Gardens, Rugby.

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, doctors surgery and sought after schooling for all ages.

Easy commuter access is available to the surrounding M1, M6, A5 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

In brief, the accommodation comprises of an entrance hall, lounge with bay window and feature fireplace, dining room, refitted kitchen with integrated hob, oven and appliances, garden room, ground floor master bedroom and a refitted modern wet room. To the first floor there are two further double bedrooms.

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

Externally, there is a large block paved driveway providing ample off road parking with access to a single garage. The enclosed and well tended rear garden is laid to lawn with paved patio area to the immediate rear.

Offered for sale with no onward chain, early viewing is essential.

The property is of traditional brick construction surmounted by a concrete tiled roof.
All main services are connected.

Gross Internal Area: approx. 110m² (1180ft²).

AGENTS NOTES

Local Authority: Rugby Borough Council
Council Tax Band: C

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 Chalet Style Home**
- **Lounge, Dining Room, Garden Room**
- **Modern Refitted Wet Room & Master Bedroom to Ground Floor**
- **Refitted Kitchen with Hob, Oven & Integrated Appliances**
- **Two First Floor Double Bedrooms**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Ample Off Road Parking, Single Garage, Enclosed Rear Garden**
- **Offered For Sale with No Onward Chain**



ENERGY PERFORMANCE
CERTIFICATE

ROOM DIMENSIONS

Ground Floor
Entrance Hall
12' 4" max. x 6' 4" max. (3.76m max. x 1.93m max.)
Lounge
14' 3" into bay x 11' 11" (4.34m into bay x 3.63m)
Dining Room
10' 8" x 8' 7" (3.25m x 2.62m)
Kitchen
9' 3" x 8' 5" (2.82m x 2.57m)
Bedroom One
12' 1" x 9' 3" to wardrobes (3.68m x 2.82m to wardrobes)

Garden Room
23' 3" x 7' 8" (7.09m x 2.34m)
Wet Room
6' 10" max. x 6' 0" (2.08m max. x 1.83m)
First Floor
Landing
13' 10" x 3' 8" (4.22m x 1.12m)
Bedroom Two
13' 1" max. x 9' 9" (3.99m max. x 2.97m)
Bedroom Three
10' 0" x 9' 0" (3.05m x 2.74m)

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.