



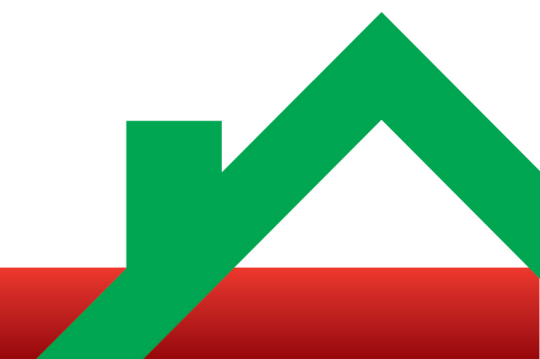
**44 RUPERT BROOKE ROAD** Offers Over £240,000 Freehold

SHAKESPEARE GARDENS  
RUGBY  
WARWICKSHIRE  
CV22 6HQ



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 traditional two bedroom semi detached bungalow situated in the popular residential area of Shakespeare Gardens, 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, 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 irregular shaped entrance hall, lounge/dining room with a feature fireplace and bay window and a kitchen with space for cooker, plumbing for automatic washing machine and door opening onto the rear garden. There are two well proportioned bedrooms and a shower room fitted with a three piece white suite.

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

Externally, to the front of the property is a block paved driveway providing ample off road parking and gated pedestrian access to the rear garden. There is a good sized rear garden predominantly laid to lawn with railway sleeper borders and various established plants, shrubs and trees. The paved patio area to the immediate rear of the property provides an ideal al fresco dining/entertaining space and there is a useful brick built store.

Early viewing is recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 54 m<sup>2</sup> (581 ft<sup>2</sup>)

## AGENTS NOTES

Council Tax Band 'B'.  
Estimated Rental Value: £895 pcm approx.  
What3Words: ///jacket.areas.funded

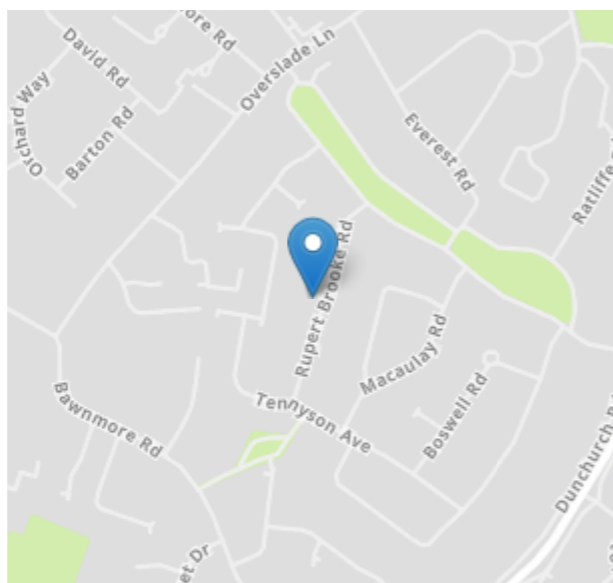
## MORTGAGE & LEGAL ADVICE

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 Traditional Two Bedroom Semi Detached Bungalow**
- **Popular Residential Location**
- **Lounge with Feature Fireplace and Bay Window**
- **Kitchen with Door to Rear Garden**
- **Shower Room with Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden with Brick Built Store, Ample Off Road Parking**
- **Early Viewing is Recommended, No Onward Chain**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

12' 0" maximum x 5' 9" maximum (3.66m maximum x 1.75m maximum)

#### Lounge/Dining Room

14' 4" into bay window x 11' 9" (4.37m into bay window x 3.58m)

### Kitchen

9' 4" x 8' 4" (2.84m x 2.54m)

### Bedroom One

12' 2" x 11' 4" (3.71m x 3.45m)

### Bedroom Two

10' 6" x 8' 3" (3.20m x 2.51m)

### Shower Room

7' 2" x 6' 1" (2.18m x 1.85m)

## FLOOR PLAN

### Ground Floor



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### 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.