



49 LONG HASSOCKS

£415,000 Freehold

COTON PARK  
RUGBY  
WARWICKSHIRE  
CV23 0JS



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 four-bedroom detached family home built by Messrs Persimmon Homes to their popular 'Anvil Cottage' design situated within this prominent and sought-after residential estate to the north of Rugby town centre.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarket, public house/restaurant, excellent schooling and Elliot's Field Retail Park. Fantastic commuter access is available to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

Offered in excellent decorative order throughout, the property offers well presented accommodation set over two floors and in brief comprises of an entrance hall, ground floor cloakroom/w.c., lounge with feature fireplace, dining room, fitted kitchen/breakfast room with integrated gas hob & oven, and a conservatory overlooking the rear garden.

To the first floor there are four double bedrooms with an en-suite shower room to the master bedroom and a separate family bathroom.

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

Externally, there is a block paved driveway to the side providing off-road parking and providing access to the single garage. The enclosed rear garden is predominantly laid to lawn with a paved patio and timber deck seating area to the immediate rear and gated pedestrian access to either side.

Early viewing is considered essential.

Gross internal area: 121m<sup>2</sup> (1303 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'E'.  
 What3Words: ///lsted.studio.sample  
 All mains Services are Connected

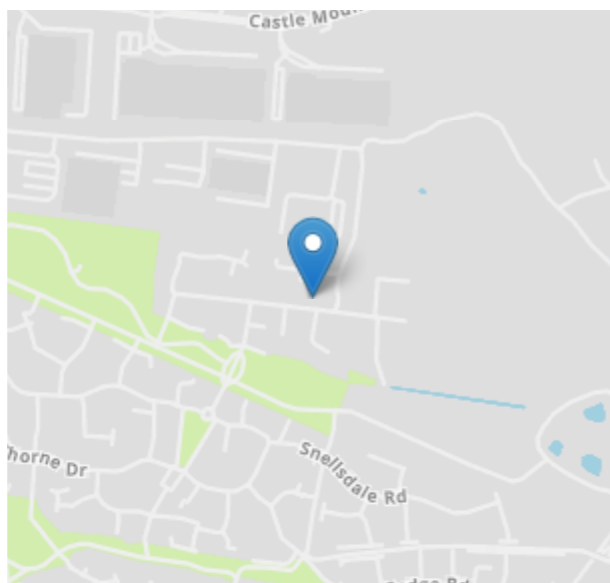
## MORTGAGE & LEGAL ADVICE

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 Four Bedroom Detached Family Home
- Lounge with Feature Fireplace, Dining Room
- Kitchen/Breakfast Room with Fitted Gas Hob & Oven
- Conservatory, Cloakroom/W.C.
- First Floor Family Bathroom, En-Suite Shower Room to Master Bedroom
- Gas Fired Central Heating to Radiators
- Upvc Double Glazing
- Parking, Garage & Enclosed Rear Garden



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

17' 6" x 5' 10" max. (5.33m x 1.78m max.)

#### Cloakroom/W.C.

4' 7" x 3' 3" (1.40m x 0.99m)

#### Lounge

22' 4" x 11' 4" (6.81m x 3.45m)

#### Dining Room

10' 3" x 8' 8" (3.12m x 2.64m)

#### Kitchen/Breakfast Room

13' 5" x 12' 11" (4.09m x 3.94m)

#### Conservatory

12' 8" x 11' 6" (3.86m x 3.51m)

### First Floor

#### Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m)

### En-Suite Shower Room

6' 1" x 4' 0" (1.85m x 1.22m)

### Bedroom Two

11' 0" plus recess x 10' 5" (3.35m plus recess x 3.17m)

### Bedroom Three

11' 3" x 8' 11" (3.43m x 2.72m)

### Bedroom Four

9' 1" x 8' 9" (2.77m x 2.67m)

### Bathroom

7' 6" x 5' 7" (2.29m x 1.70m)

### Externally

#### Garage

16' 5" x 8' 8" (5.00m x 2.64m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(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.