



17 MEADOW WAY

Offers Over £220,000 Freehold

HARBOROUGH MAGNA  
RUGBY  
WARWICKSHIRE  
CV23 0HP



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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this improved and well presented three bedroom mid mews style home situated within the sought after village of Harborough Magna, on the north-western suburbs of Rugby town centre.

The location offers excellent commuter access to the surrounding M1/M6 and A14 road and motorway networks. Rugby railway station offers a mainline service to London Euston and Birmingham New Street. Within the village is a parish church and a newly refurbished public house and restaurant which opens soon. Regular bus routes are available to Rugby town centre with more comprehensive facilities and amenities available in the nearby village of Newbold on Avon.

In brief, the well presented accommodation comprises of an entrance hall, lounge, kitchen/dining room with fitted hob & oven and a conservatory. To the first floor there are three well proportioned bedrooms and a family bathroom with a modern white suite.

The property benefits from Upvc double glazing and gas fired central heating to radiators via a combination boiler with 'Hive' active heating controller.

Externally, there is an enclosed and well-tended rear garden with paved patio area to the immediate rear and not being directly overlooked from the rear.

Early viewing is considered essential.

Gross internal area: 80m<sup>2</sup> (861ft<sup>2</sup>).

N.B. The property is of 'non-standard' steel-framed construction. We advise you consult with your chosen mortgage provider as to their suitability and lending criteria for this type of property.

## AGENTS NOTES

Local Authority: Rugby Borough Council.

Council Tax Band: 'B'.

All Mains Services are connected.

Garages near property are available for rent from RBC.

What3Words: ///bedspread.orange.stocked

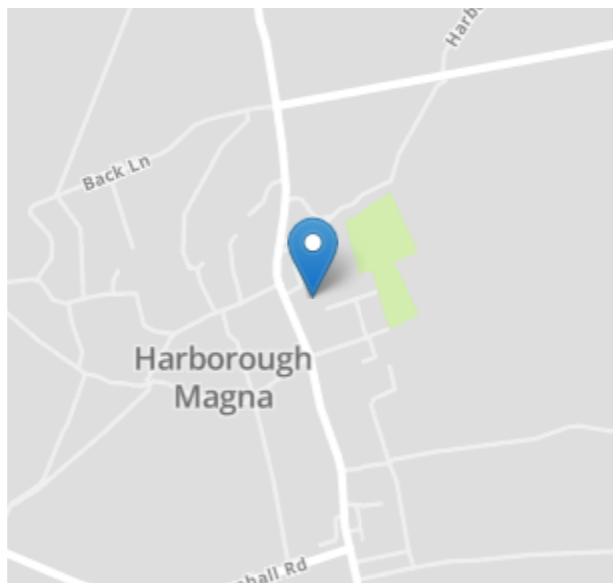
## MORTGAGE & LEGAL ADVICE

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 Mid Mews Home**
- **Sought After Village Location**
- **Lounge, Kitchen/Dining Room, Conservatory**
- **First Floor Family Bathroom**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Enclosed & Private Rear Garden**
- **Early Viewing Advised.**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

14' 4" x 5' 8" (4.37m x 1.73m)

#### Lounge

14' 4" x 9' 11" (4.37m x 3.02m)

#### Kitchen/Dining Room

15' 10" x 11' 8" (4.83m x 3.56m)

#### Conservatory

13' 3" x 8' 7" (4.04m x 2.62m)

### First Floor

#### Bedroom One

14' 3" maximum x 9' 8" (4.34m maximum x 2.95m)

#### Bedroom Two

8' 5" x 8' 3" (2.57m x 2.51m)

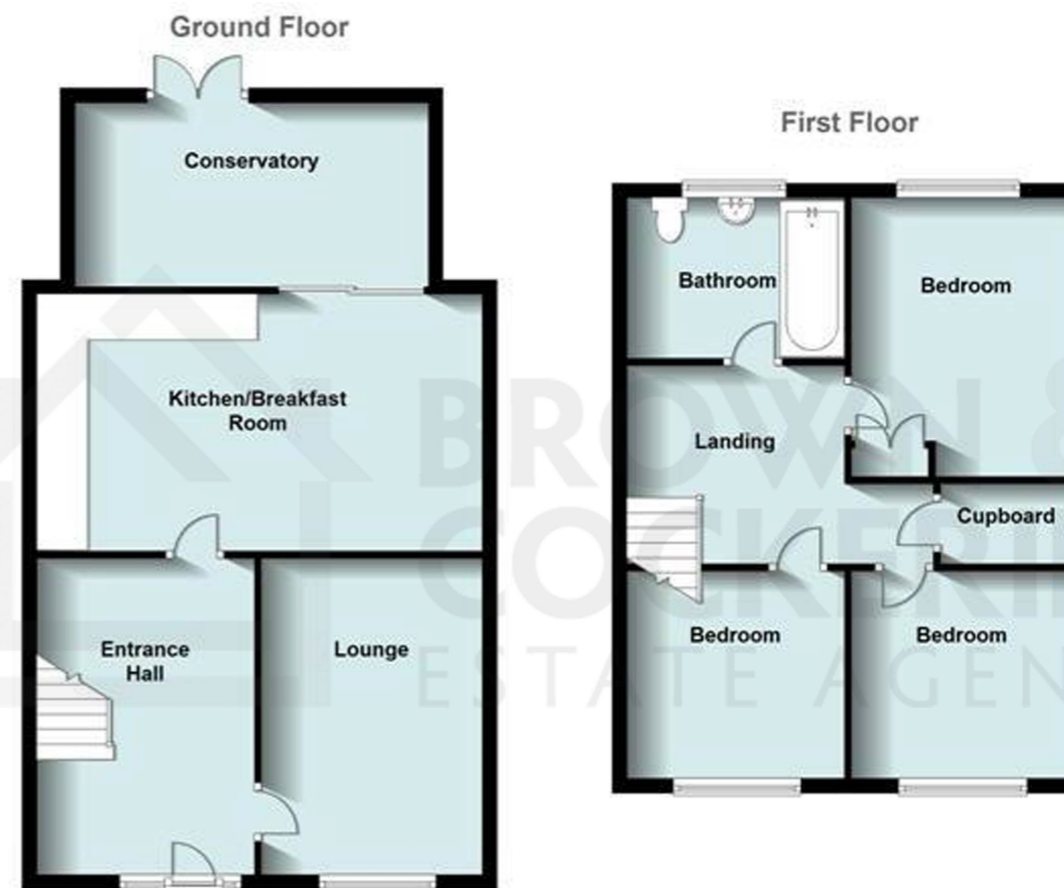
#### Bedroom Three

8' 3" x 7' 1" (2.51m x 2.16m)

#### Bathroom

7' 2" x 5' 1" (2.18m x 1.55m)

## 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> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> | 54      |           |
| (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.