

4 MACBETH CLOSE

Offers Over £260,000 Freehold

WOODLANDS ESTATE
RUGBY
WARWICKSHIRE
CV22 6LP



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached bungalow situated on a generous plot in a quiet cul-de-sac location on the popular residential Woodlands Estate. The property is of standard brick built construction with a tiled roof and has all mains services connected.

There are a range of amenities available within the immediate area to include a parade of shops and stores, post office, public house, churches of several denominations, Sainsbury's supermarket and bus routes to Rugby town centre.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within an hour and there is easy commuter access to the M1, M6, M45 and A45 road and motorway networks.

In brief, the accommodation comprises of an entrance hall with doors off to a lounge/dining room. The kitchen has space for an oven and space and plumbing for an automatic washing machine and dishwasher. Bedroom one has fitted wardrobes and there is a further two well proportioned bedrooms. The fully tiled family shower room has been recently refitted with a modern white suite to include a double shower enclosure, wall mounted vanity unit with inset wash hand basin and low level w.c.

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

Externally, to the front is a lawned area and tarmacadam driveway providing ample off road parking and leading to the detached garage. The garage is concrete sectional with a metal up and over door. The rear garden has a private aspect and is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a paved patio area to the immediate rear.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 64 m² (688 ft²).

AGENTS NOTES

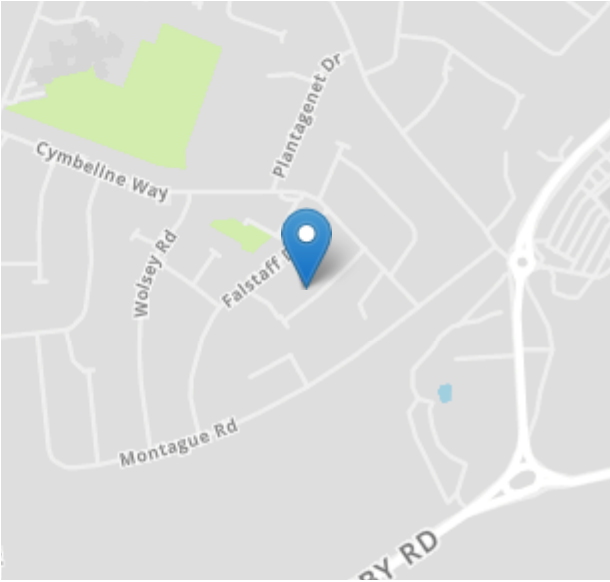
Council Tax Band 'C'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///verge.dogs.papers

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 Bungalow on Generous Plot
- Popular and Quiet Cul-de-Sac Location
- Lounge with Feature Fireplace
- Fitted Kitchen with Space and Plumbing for Appliances
- Recently Refitted Family Shower Room
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, 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+)	64	81
A		
(81-91)		
B		
(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

4' 9" x 4' 7" (1.45m x 1.40m)

Lounge

17' 0" x 10' 10" (5.18m x 3.30m)

Kitchen

9' 9" x 8' 7" (2.97m x 2.62m)

Bedroom One

12' 0" x 11' 1" (3.66m x 3.38m)

Bedroom Two

10' 0" x 9' 7" (3.05m x 2.92m)

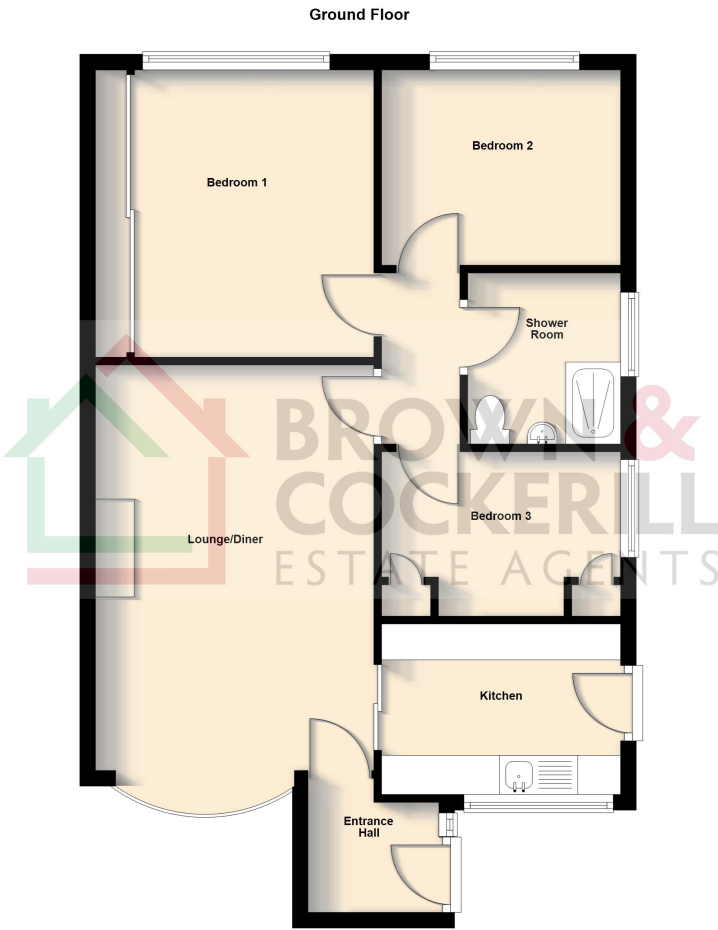
Bedroom Three

10' 1" x 6' 8" (3.07m x 2.03m)

Family Shower Room

6' 2" x 5' 1" (1.88m x 1.55m)

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.