



2 STATION ROAD

CLIFTON UPON DUNSMORE
RUGBY
WARWICKSHIRE
CV23 0BT

£229,950 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom semi detached property situated in the sought after village of Clifton upon Dunsmore, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

The property is within walking distance of all local village amenities to include a convenience store, hair & beauty salon, village church, public house/restaurant and Clifton upon Dunsmore Church of England Primary School which has an outstanding Ofsted rating.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour and there is easy commuter access to the M6/M1/A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to a lounge which has a large under stairs storage cupboard and a feature fireplace with inset fire. The fitted kitchen has a built in oven with gas hob and extractor over; a large storage cupboard and space for an upright fridge/freezer. Access off the kitchen to the extended dining room which has sliding patio doors opening onto the rear garden. A small lobby gives access to the ground floor family bathroom which is fitted with a three piece white suite to include a panelled bath with shower over; pedestal wash hand basin and low flush w.c.

To the first floor; the landing has doors off to the master bedroom which has a fitted wardrobe over the stairs. There is a second double bedroom and a further third bedroom with a large storage cupboard housing the hot water tank.

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

Externally, to the front is a long driveway providing off road parking for approximately four vehicles and leads to the detached garage. The driveway is lined by mature hedges and shrubs and there is a lawned area to the side. The long and mature rear garden is predominantly laid to lawn with various hedges, shrubs and flowers and the garden has a private aspect with countryside views.

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

Gross Internal Area: approx. 80 m² (861 ft²).

GENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///zips.flash.ledge

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

- An Extended Three Bedroom Semi Detached Property
- Sought After Village Location
- Lounge with Feature Fireplace
- Extended Dining Room with Sliding Patio Doors to Rear Garden
- Ground Floor Bathroom with White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Good Sized Rear Garden with Field Views, Detached Garage and Ample Off Road Parking
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

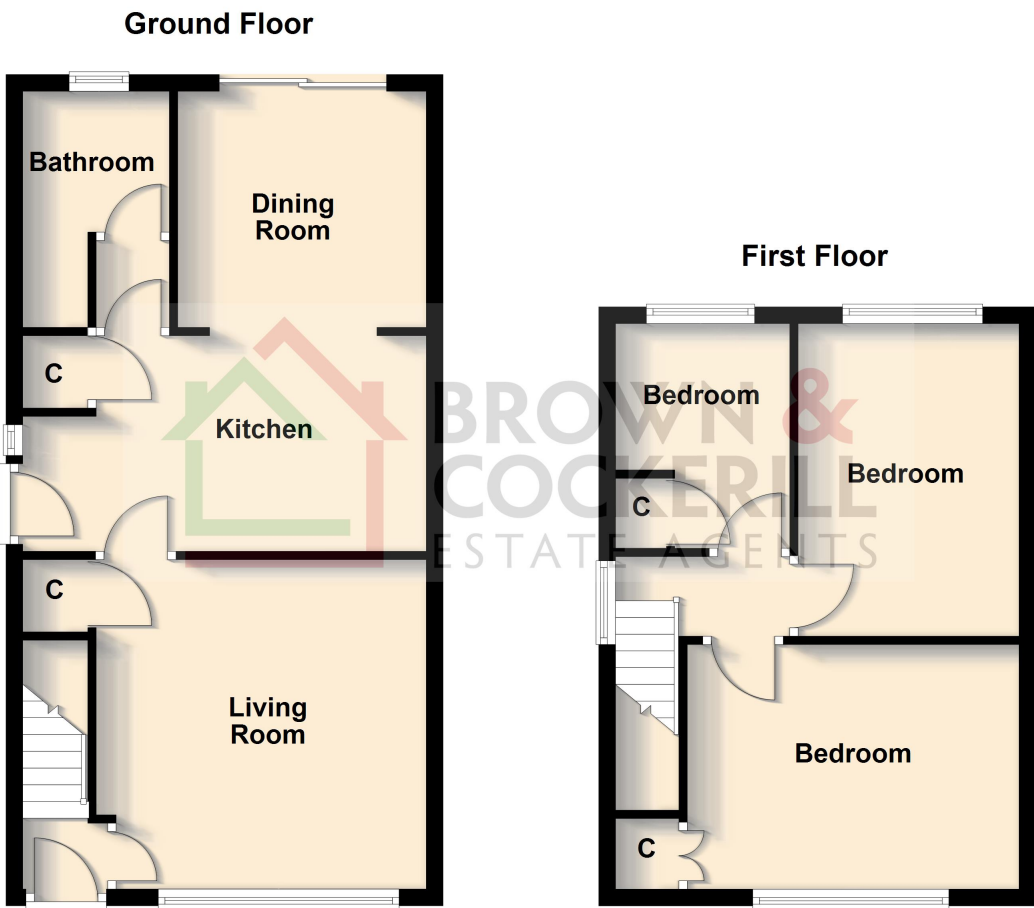
Ground Floor

Entrance Hall
3' 4" x 2' 7" (1.02m x 0.79m)
Lounge
12' 11" maximum x 12' 11" maximum (3.94m maximum x 3.94m maximum)
Kitchen
16' 5" x 8' 5" (5.00m x 2.57m)
Extended Dining Room
9' 9" x 9' 3" (2.97m x 2.82m)
Family Bathroom
9' 3" maximum x 5' 4" maximum (2.82m maximum x 1.63m maximum)

First Floor

Landing
5' 0" x 3' 0" (1.52m x 0.91m)
Bedroom One
13' 0" x 9' 7" (3.96m x 2.92m)
Bedroom Two
12' 3" x 8' 8" (3.73m x 2.64m)
Bedroom Three
8' 11" maximum x 7' 1" maximum (2.72m maximum x 2.16m maximum)
Externally
Detached Garage
16' 1" x 9' 3" (4.90m x 2.82m)

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.