



37 AQUA PLACE

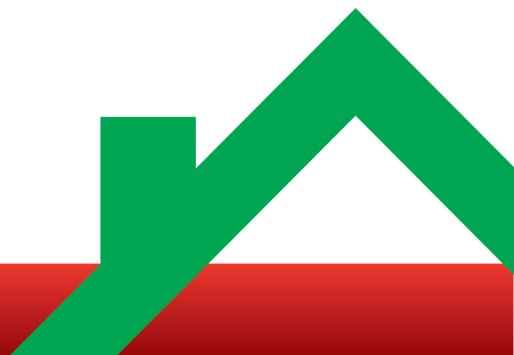
RUGBY
WARWICKSHIRE
CV21 1BY

Offers Over £380,000 Freehold



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom detached family home situated on a corner plot and conveniently located for Rugby railway station and town centre. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and public houses and there is excellent local schooling for all ages.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing. There is a ground floor cloakroom/w.c., and study. The lounge has a bay window and useful storage cupboard and there is a separate dining room with a bay window. The fitted kitchen has a built in grill, oven, four ring hob with extractor over and further integrated appliances to include a fridge and dishwasher. French doors give access to the rear garden and there is a separate utility room.

To the first floor, the landing has doors off to the master bedroom with built in wardrobes and benefits from en-suite shower room facilities. Bedroom two also has built in wardrobes and there is a further two well proportioned bedrooms. The family bathroom is fitted with a three piece white suite.

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

Externally, to the front is off road parking leading to the garage and the enclosed rear garden is predominantly laid to lawn with a paved patio area to the immediate rear.

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

Gross Internal Area: approx. 120 m² (1291 ft²).

AGENTS NOTES

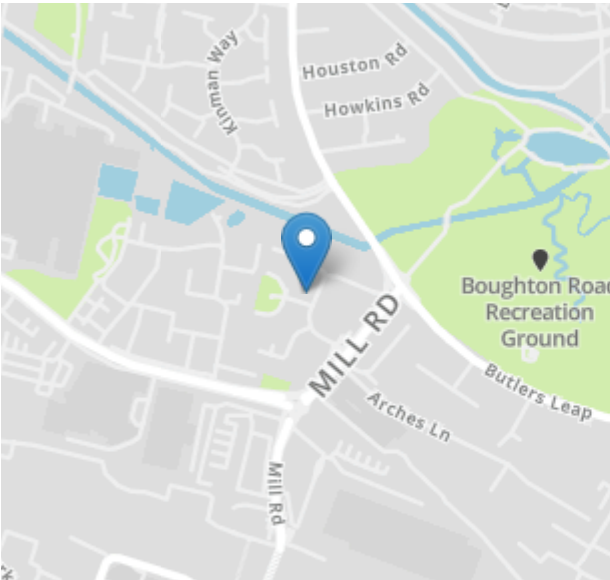
Council Tax Band 'D'.
What3Words: ///aura.follow.dling

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 Four Bedroom Detached Family Home**
- **Situated on Corner Plot and Conveniently Located for Rugby Railway Station and Town Centre**
- **Lounge, Separate Dining Room and Study**
- **Fitted Kitchen/Breakfast Room with Appliances and Separate Utility Room**
- **Ground Floor Cloakroom/W.C., En-Suite Shower Room to Master Bedroom and First Floor Family Bathroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	76	80
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
9' 9" maximum x 9' 1" (2.97m maximum x 2.77m)
Ground Floor Cloakroom/W.C.
5' 2" x 2' 11" (1.57m x 0.89m)
Study
9' 2" x 8' 2" maximum (2.79m x 2.49m maximum)
Lounge
16' 0" into bay window x 12' 1" (4.88m into bay window x 3.68m)
Dining Room
10' 7" into bay window x 9' 0" (3.23m into bay window x 2.74m)
Kitchen/Breakfast Room
15' 7" x 9' 3" (4.75m x 2.82m)
Utility Room
5' 11" x 5' 7" (1.80m x 1.70m)

First Floor

Landing
16' 2" maximum x 6' 5" (4.93m maximum x 1.96m)
Bedroom One
14' 8" x 9' 6" (4.47m x 2.90m)
En-Suite Shower Room
6' 8" x 6' 0" (2.03m x 1.83m)
Bedroom Two
11' 4" x 10' 4" (3.45m x 3.15m)
Bedroom Three
11' 0" x 9' 8" maximum (3.35m x 2.95m maximum)
Bedroom Four
10' 0" x 9' 0" (3.05m x 2.74m)
Family Bathroom
7' 6" x 5' 10" (2.29m x 1.78m)
Externally
Garage

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.