



39 CUNNINGHAM WAY

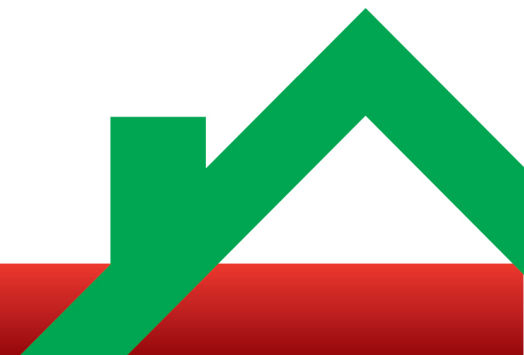
Guide Price £275,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7JD



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended and recently refurbished three bedroom semi detached property with a loft room which is situated in the popular residential area of Bilton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and bus routes to Rugby town centre.

There is convenient commuter access to the M1/M6/A5 and A45 road and motorway networks and Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

The accommodation is set over two floors with an additional loft room and in brief, comprises of an entrance hall with useful under stairs storage cupboard, stairs rising to the first floor landing and doors off to a ground floor cloakroom/w.c fitted with a wall hung wash hand basin and low level w.c. There is a lounge with through fare to the extended dining room which has doors opening onto the rear garden. The refitted kitchen has a built in oven and hob with extractor over and space and plumbing for further appliances.

To the first floor, the landing has stairs rising to the loft room and doors off to three well proportioned bedrooms and a refitted family bathroom with a modern three piece white suite.

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

Externally, to the front is a block paved driveway providing off road parking for two vehicles and leading to the garage which benefits from power and lighting connected. The enclosed block paved rear garden is of low maintenance and has a timber shed.

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

Gross Internal Area: approx. 108 m² (1162 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1250 pcm approx.
What3Words: ///headlines.saints.demotion

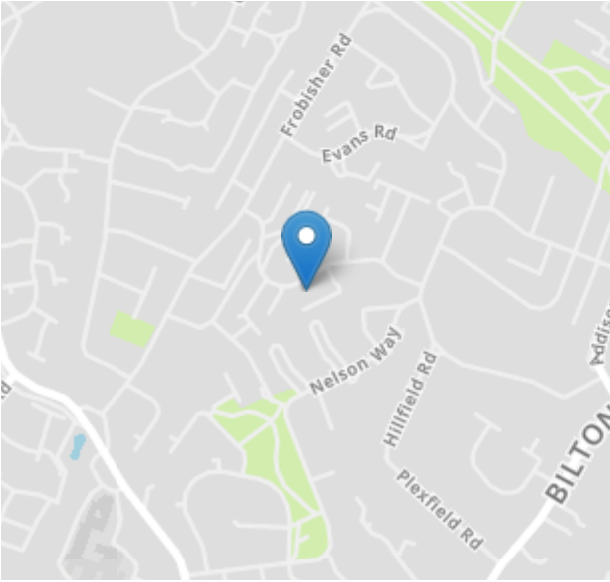
MORTGAGE & LEGAL ADVICE

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 and Recently Refurbished Three Bedroom Semi Detached Property
- Popular Residential Location
- Lounge with Through Fare to Extended Dining Room and Refitted Kitchen with Oven and Hob
- Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Three Piece White Suite
- Three Well Proportioned Bedrooms Plus Additional Loft Room
- 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(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

Entranace Hall

7' 11" x 7' 4" (2.41m x 2.24m)

Ground Floor Cloakroom/W.C.

4' 10" x 2' 10" (1.47m x 0.86m)

Lounge

15' 10" maximum x 12' 2" maximum (4.83m maximum x 3.71m maximum)

Extended Dining Room

11' 11" x 7' 7" (3.63m x 2.31m)

Refitted Kitchen

10' 6" x 7' 10" (3.20m x 2.39m)

First Floor

Landing

10' 1" maximum x 5' 8" (3.07m maximum x 1.73m)

Bedroom One

15' 10" maximum x 10' 2" maximum (4.83m maximum x 3.10m maximum)

Bedroom Two

10' 0" x 8' 3" (3.05m x 2.51m)

Bedroom Three

9' 10" x 7' 4" (3.00m x 2.24m)

Refitted Family Bathroom

6' 3" x 5' 5" (1.91m x 1.65m)

Second Floor

Loft Room

14' 1" maximum x 13' 7" maximum (4.29m maximum x 4.14m maximum)

Externally

Garage

15' 9" x 7' 10" (4.80m x 2.39m)

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.