



50 COLLINGWOOD AVENUE

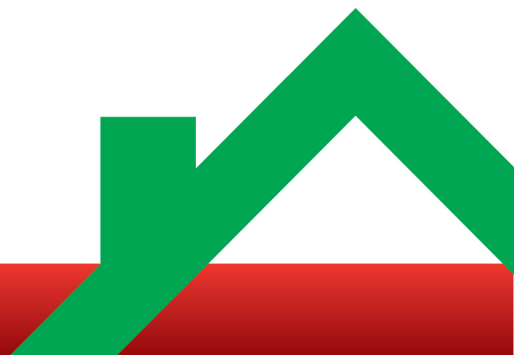
£270,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7EX



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property set on a corner plot in the popular residential location 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 A14 road and motorway networks and Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and can be accessed via the side front entrance door. In brief, the accommodation comprises of an entrance hall with a large under stairs storage cupboard, laminate flooring and two doors off the kitchen/dining room located at the front of the property where a partition wall was removed in 2012. To the kitchen area, there is a built in oven and microwave, four ring gas hob with extractor over, space for a fridge/freezer and plumbing for an automatic washing machine and dishwasher. The lounge is located at the rear of the property and has a feature fireplace with inset gas fire, window overlooking the garden and a Upvc door.

To the first floor, the L-shaped landing has a storage cupboard housing the gas fired combination central heating boiler which was installed in 2012 and has been annually serviced with the service record available. The generously sized master bedroom has two windows and built in mirrored wardrobes and there are two further well proportioned bedrooms. The fully tiled family bathroom is fitted with a three piece white suite to include a panelled bath with screen and shower over, vanity unit with inset wash hand basin and a low level w.c.

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

Externally, there are gardens to three sides. To the front is a lawned area with shrubs and a tree and to the side is a patio area. The rear garden is predominantly laid to lawn with a patio area, large timber garden shed and gated access to the garage and driveway providing off road parking for two vehicles.

Early viewing is highly recommended to avoid disappointment.

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

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///rivers.lines.game

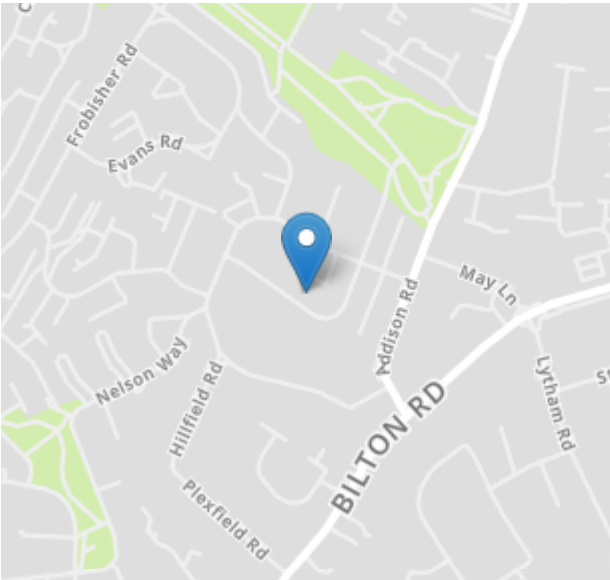
MORTGAGE & LEGAL ADVICE

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 Property Set on Corner Plot**
- **Popular Residential Location**
- **Lounge with Feature Fireplace and Inset Gas Fire**
- **Kitchen with Oven , Hob and Space for Appliances**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Gardens to Three Sides, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	75
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	69	75
E		
(21-38)		
F		
(1-20)	69	75
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

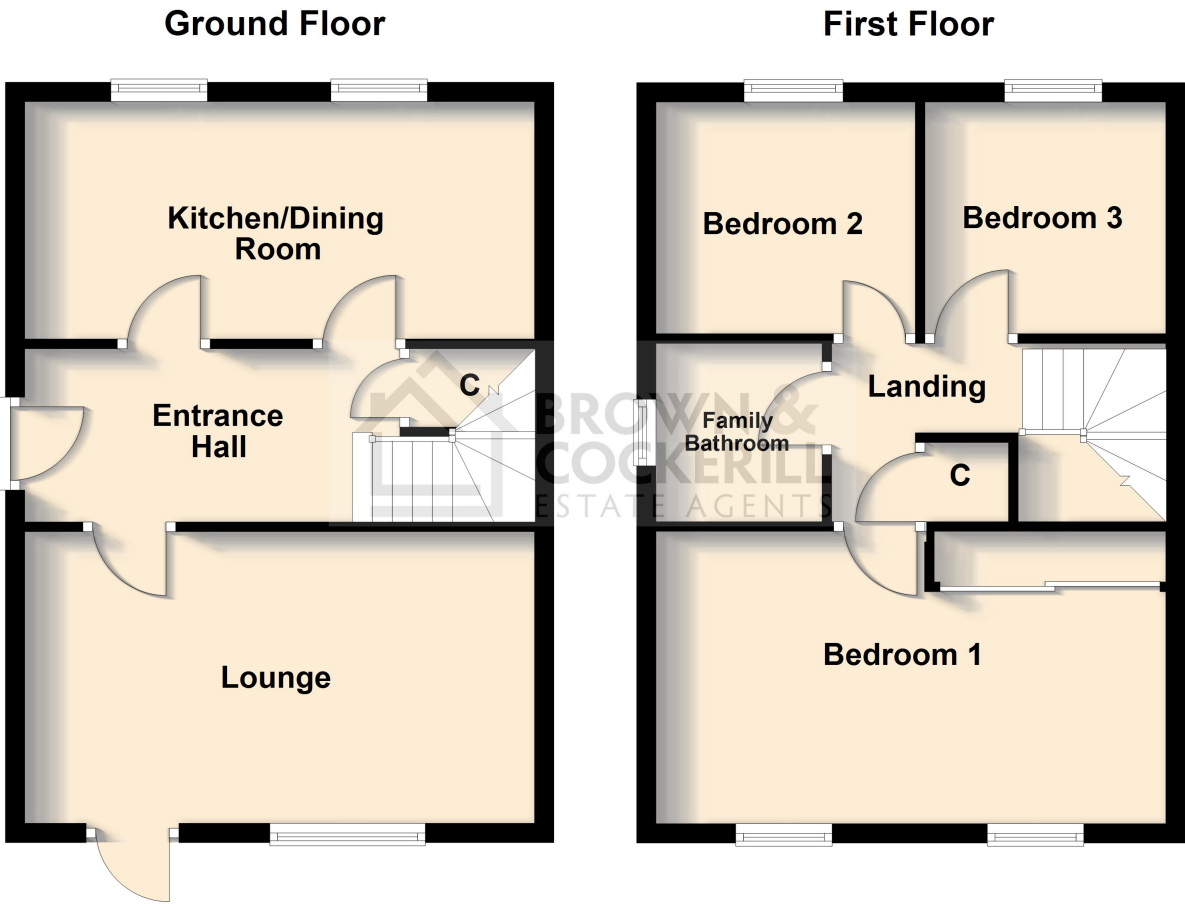
ROOM DIMENSIONS

Ground Floor

Entrance Hall
12' 9" x 5' 11" (3.89m x 1.80m)
Lounge
17' 4" x 9' 11" (5.28m x 3.02m)
Kitchen/Dining Room
17' 2" x 8' 1" (5.23m x 2.46m)
First Floor
Landing
6' 4" maximum x 6' 0" maximum (1.93m maximum x 1.83m maximum)

Bedroom One
17' 4" x 9' 11" (5.28m x 3.02m)
Bedroom Two
8' 10" x 8' 4" (2.69m x 2.54m)
Bedroom Three
8' 5" x 8' 3" (2.57m x 2.51m)
Family Bathroom
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.