



12 AVOCET CLOSE

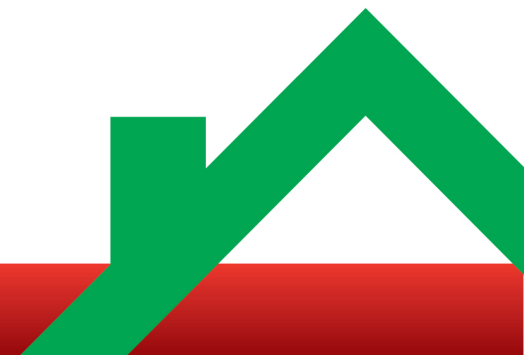
COTON PARK
RUGBY
WARWICKSHIRE
CV23 0WU

£235,000 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 three storey two bedroom townhouse situated on the popular Coton Park development to the north of Rugby town centre. 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 parade of local shops and stores, public house, local supermarket and schooling for all ages.

The property offers excellent access to the surrounding M1/M6/A5 & A14 road and motorway networks and is a short drive from Rugby railway station which operates a mainline intercity service to Birmingham New Street and London Euston within an hour.

The accommodation is set over three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to a ground floor cloakroom/w.c. The kitchen/dining room has a large storage cupboard, oven and hob with extractor over and space and plumbing for appliances. There are French door opening onto the garden.

To the first floor, the landing has stairs rising to the second floor and doors off to a lounge with a Juliet balcony and a well proportioned second bedroom.

To the second floor, the landing has a useful airing cupboard and doors off to the good sized master bedroom with built in wardrobes and a family bathroom fitted with a three piece white suite to include a P-shaped bath with shower and screen over, pedestal 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 of the property are ornamental stoned borders and pathway to the front entrance door. There is gated access to the side garden which is enclosed by timber fencing to the boundaries with a slabbed area and Astro turf. The property benefits from two off road parking spaces to the side of the garden.

Early viewing is highly recommended to avoid disappointment,

Gross Internal Area: approx. 52 m² (559 ft²).

AGENTS NOTES

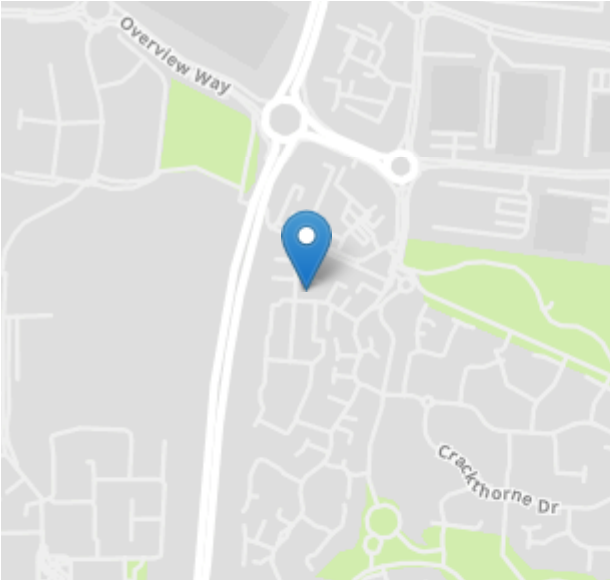
Council Tax Band 'B'.
Estimated Rental Value: £1000 pcm approx.
What3Words: ///liner.shunts.leaned

MORTGAGE & LEGAL ADVICE

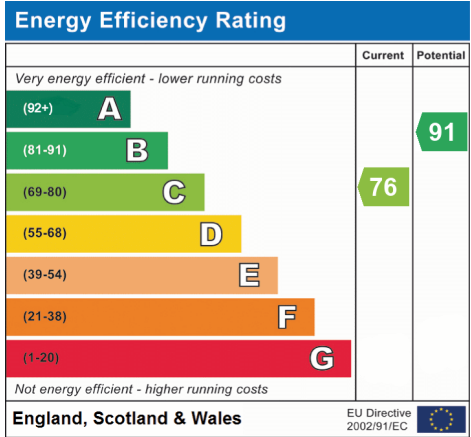
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Three Storey Two Bedroom End Of Terrace Townhouse
- Popular Residential Location
- Ground Floor Cloakroom/W.C. and Second Floor Family Bathroom
- Kitchen/Dining Room with Oven and Hob and French Doors to Garden
- First Floor Bedroom Two and Lounge with Juliet Balcony
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Side Garden and Off Road Parking
- Early Viewing is Highly recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

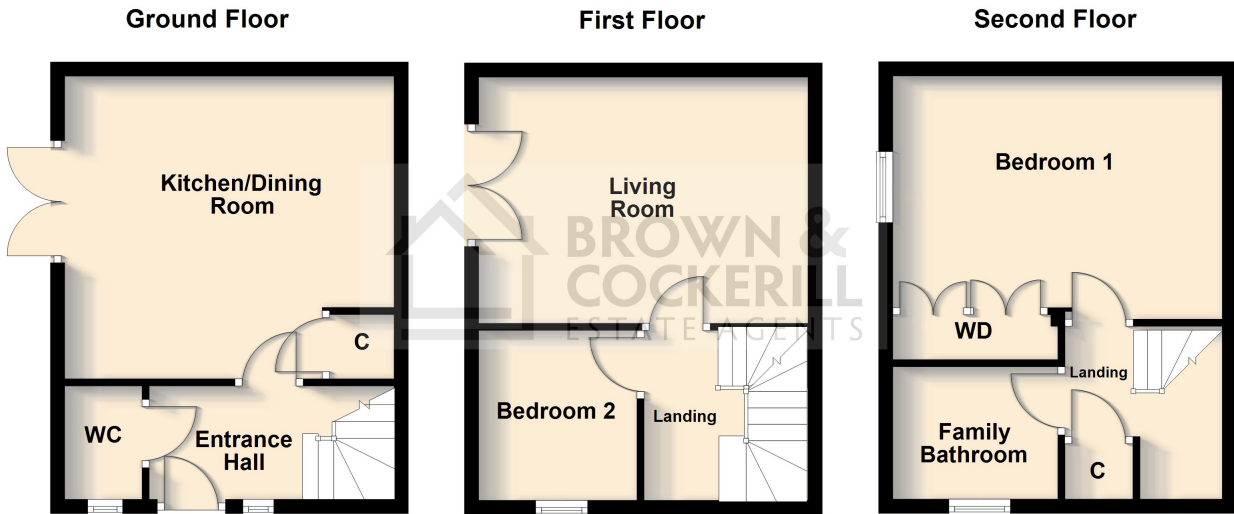
Ground Floor

Entrance Hall
11' 4" x 5' 3" (3.45m x 1.60m)
Ground Floor Cloakroom/W.C.
5' 3" x 3' 7" (1.60m x 1.09m)
Kitchen/Dining Room
15' 2" x 14' 0" (4.62m x 4.27m)
Storage Cupboard
3' 0" x 3' 0" (0.91m x 0.91m)
First Floor

Landing
7' 1" x 3' 4" (2.16m x 1.02m)

Lounge
15' 2" x 11' 5" (4.62m x 3.48m)
Bedroom Two
7' 11" x 7' 5" (2.41m x 2.26m)
Second Floor
Landing
5' 1" x 3' 2" (1.55m x 0.97m)
Bedroom One
15' 2" x 11' 3" (4.62m x 3.43m)
Family Bathroom
7' 8" x 6' 2" (2.34m x 1.88m)

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.