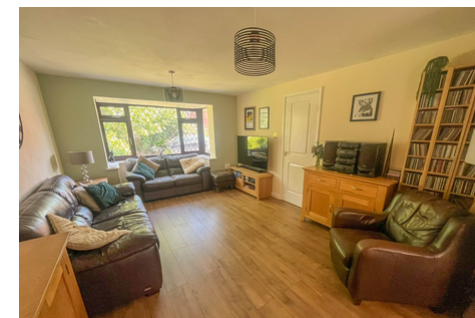




38 HAREBELL WAY

Offers Over £400,000 Freehold

BOUGHTON VALE
RUGBY
WARWICKSHIRE
CV23 0TT



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this extended five bedroom detached family home situated at the end of a quiet cul-de-sac on the northern outskirts 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 shops and stores, bus routes to all areas and excellent schooling for all areas. The location offers convenient commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby railway station operates a regular intercity mainline service to Birmingham New Street and London Euston within the hour.

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 ground floor cloakroom/w.c. The lounge has a square bay window and opens into the dining room. Off the dining room, there is a fitted kitchen with built in oven and hob with extractor over and space for appliances and a conservatory with French doors opening onto the rear garden.

To the first floor, the T-shaped landing gives access to the master bedroom which benefits from en-suite facilities and there are four further well proportioned bedrooms and a family bathroom fitted with a three piece white suite.

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

Externally, to the front is a lawned area and driveway providing off road parking which gives access to the tandem length garage. The garage can be accessed internally from the kitchen and has an electric roller door and side pedestrian door opening into the rear garden. To the rear, the garden is enclosed by timber fencing to the boundaries, is predominantly laid to lawn with an ornamental pond and patio area to the immediate rear. The garden enjoys a good degree of privacy.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 126m² (1356 ft²).

AGENTS NOTES

Council Tax Band 'E'.
Estimated Rental Value: £1800 pcm approx.
What3Words: ///chops.youth.spits

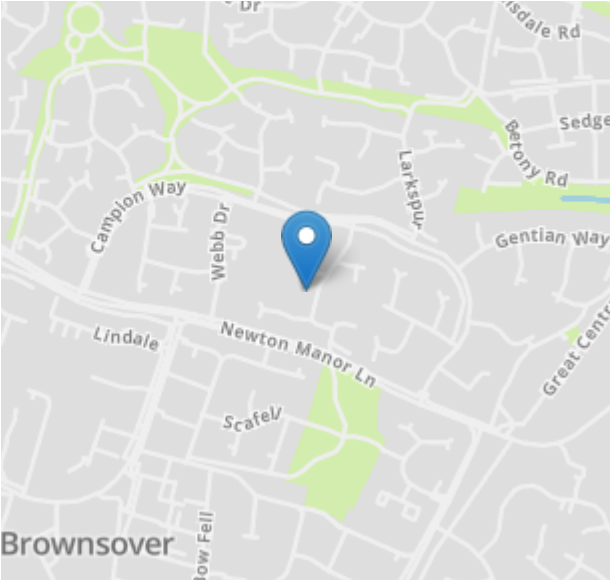
MORTGAGE & LEGAL ADVICE

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 Five Bedroom Detached Property Situated in Quiet Cul-de-Sac to the North of Rugby Town Centre
- Lounge, Dining Room and Conservatory
- Fitted Kitchen with Hob and Oven
- Ground Floor Cloakroom W.C. and First Floor Family Bathroom
- Master Bedroom with En-Suite Wet Room
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, Off Road Parking and Tandem Garage
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	79
(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

13' 5" x 3' 6" (4.09m x 1.07m)

Ground Floor Cloakroom/W.C.

5' 9" x 3' 7" (1.75m x 1.09m)

Lounge

16' 1" x 11' 7" (4.90m x 3.53m)

Dining Room

12' 4" x 9' 0" (3.76m x 2.74m)

Kitchen

11' 11" x 10' 5" (3.63m x 3.17m)

Conservatory

10' 7" x 8' 5" (3.23m x 2.57m)

First Floor

T-Shaped Landing

13' 0" maximum x 10' 0" maximum (3.96m maximum x 3.05m maximum)

Bedroom One

12' 5" x 12' 3" (3.78m x 3.73m)

En-Suite Wet Room

8' 6" x 4' 6" (2.59m x 1.37m)

Bedroom Two

14' 8" x 9' 2" (4.47m x 2.79m)

Bedroom Three

19' 2" x 7' 6" (5.84m x 2.29m)

Bedroom Four

12' 11" x 9' 2" (3.94m x 2.79m)

Bedroom Five

10' 3" x 6' 11" (3.12m x 2.11m)

Family Bathroom

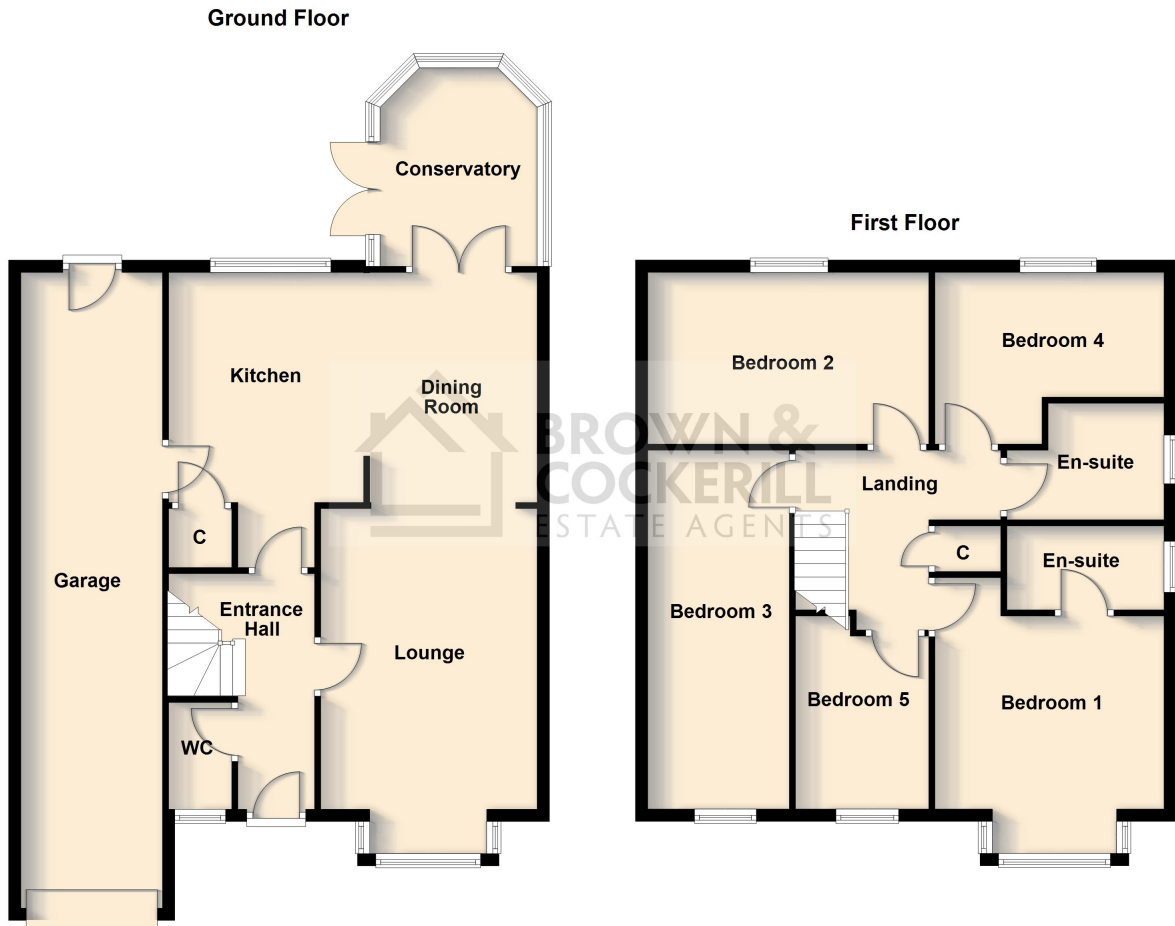
8' 5" x 6' 4" (2.57m x 1.93m)

Externally

Tandem Garage

34' 0" x 7' 7" (10.36m x 2.31m)

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.