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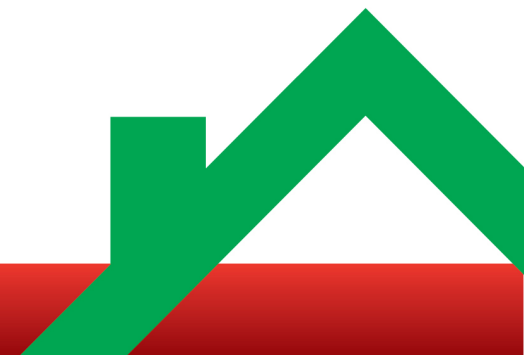
THE PAVILIONS
RUGBY
WARWICKSHIRE
CV22 7NG

Guide Price £300,000 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 five bedroom three storey end of terraced townhouse which is located on the popular residential Pavilions development. 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, supermarket, public house and 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/M45 and A45 road and motorway networks making the location ideal for those wishing to commute.

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 an open plan kitchen/lounge/dining room. There are French doors opening onto the rear garden and a useful under stairs storage cupboard off the lounge area and a built in oven and hob with extractor over in the kitchen area. A ground floor cloakroom/w.c. is fitted with a low level w.c. and wash hand basin.

To the first floor, the landing has stairs rising to the second floor and doors off to two well proportioned bedrooms with one having a part tiled en-suite shower room fitted with a shower enclosure, low level w.c. and wash hand basin.

To the second floor, the landing gives access to three further well proportioned bedrooms with one having a fully tiled en-suite shower room fitted with a shower enclosure, low level w.c. and wash hand basin. A family bathroom service the remaining bedrooms and is fitted with a three piece white suite to include a panelled bath with shower over, pedestal wash hand basin and low level w.c..

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

Externally, to the front and side of the property is a lawned area with steps up to the front entrance door. The rear garden is stoned and of low maintenance, enclosed by timber fencing to the boundaries and has a pedestrian gate giving access to the garage. The garage has an up and over door and there is a tarmacadam driveway providing off road parking for two vehicles.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 110 m² (1184 ft²).

AGENTS NOTES

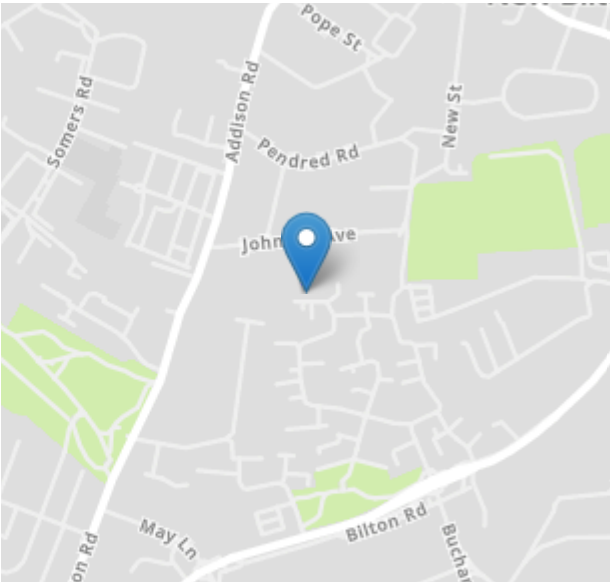
Council Tax Band: TBA.
Estimated Rental Value: £1350 pcm approx.
What3Words: ///loser.liner.stray

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 Five Bedrom Three Storey Townhouse on Popular Residential Development**
- **Open Plan Kitchen/Lounge/Dining Room with French Doors to Rear Garden**
- **Ground Floor Cloakroom/W.C.**
- **Two En-Suite Shower Rooms**
- **Family Bathroom with Three Piece Whie Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Low Maintenance Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	77	87
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
10' 11" x 3' 2" (3.33m x 0.97m)
Open Plan Kitchen/Lounge/Dining Room
25' 10" x 15' 4" maximum (7.87m x 4.67m maximum)
reducing to 25' 10" x 8' 4" minimum (7.87m x 2.54m minimum)
Ground Floor Cloakroom/W.C.
5' 4" x 3' 1" (1.63m x 0.94m)
First Floor

Landing
10' 11" x 6' 4" (3.33m x 1.93m)
Bedroom One
15' 4" maximum x 12' 0" (4.67m maximum x 3.66m)
Bedroom Two
13' 7" x 8' 8" (4.14m x 2.64m)

En-Suite Shower Room
6' 5" x 5' 2" (1.96m x 1.57m)
Second Floor
Landing
10' 3" x 6' 5" (3.12m x 1.96m)
Bedroom Three
11' 9" x 8' 8" (3.58m x 2.64m)
En-Suite Shower Room
7' 11" x 3' 11" (2.41m x 1.19m)
Bedroom Four
9' 9" x 8' 7" (2.97m x 2.62m)
Bedroom Five
8' 6" x 6' 4" (2.59m x 1.93m)
Family Bathroom
6' 5" x 5' 7" (1.96m x 1.70m)

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.