



99 ACADEMY DRIVE

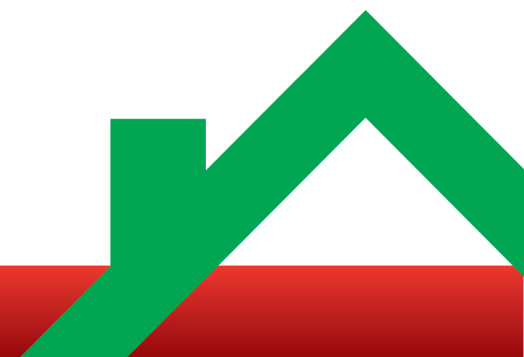
Offers Over £480,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3UG



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented four bedroom detached family home conveniently located for Rugby town centre and railway station. The property is a modern brick built standard construction with a tiled roof and benefits from all mains services being connected.

Rugby town centre offers a range of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and public houses and there is 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/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

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 study and lounge with feature log burning stove. The contemporary kitchen/dining room has built in appliances, a central island and French doors giving access to the rear garden. There is a separate utility room with space and plumbing for appliances and has a door through to the ground floor cloakroom/w.c. which is fitted with a modern white suite.

To the first floor, the landing has doors off to the master bedroom which has built-in wardrobes and benefits from an en-suite shower room fitted with a shower enclosure and vanity unit with inset wash hand basin and low level w.c. There are three further well proportioned bedrooms which are serviced by a four piece family bathroom fitted with a panelled bath with mixer shower attachment, separate shower cubicle, pedestal wash hand basin and low level w.c.

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

Externally, to the front of the property is a fore garden and pathway leading to the front entrance door with a driveway to the side, providing off road parking and leads to the garage which benefits from power and lighting connected. A side pedestrian gate gives access to the rear garden which is enclosed by timber fencing to the boundaries, laid to Astro and has a porcelain patio area to the immediate rear. There is a further decked seating area ideal for al fresco dining and entertaining.

Early viewing is highly recommended to avoid disappointment. No onward chain.

Gross Internal Area: approx. 127 m² (1367 ft²).

AGENTS NOTES

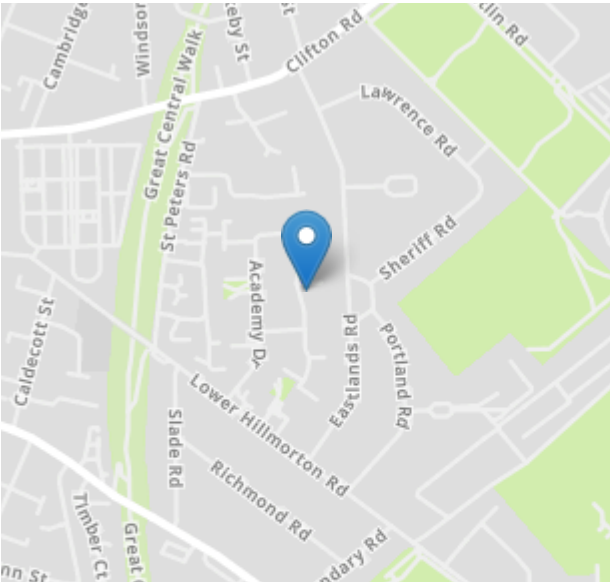
Council Tax Band 'E'.
What3Words: ///toast.dome.walks

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 Well Presented Four Bedroom Detached Family Home Conveniently Located for Rugby Town Centre and Railway Station
- Lounge with Log Burning Stove
- Kitchen/Dining Room with Built in Appliances and French Doors to Rear Garden with a Separate Utility Room
- Study and Ground Floor Cloakroom/WC.
- En-Suite Shower Room to Master Bedroom and First Floor Family Bathroom with Four Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended to Avoid Disappointment, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(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	

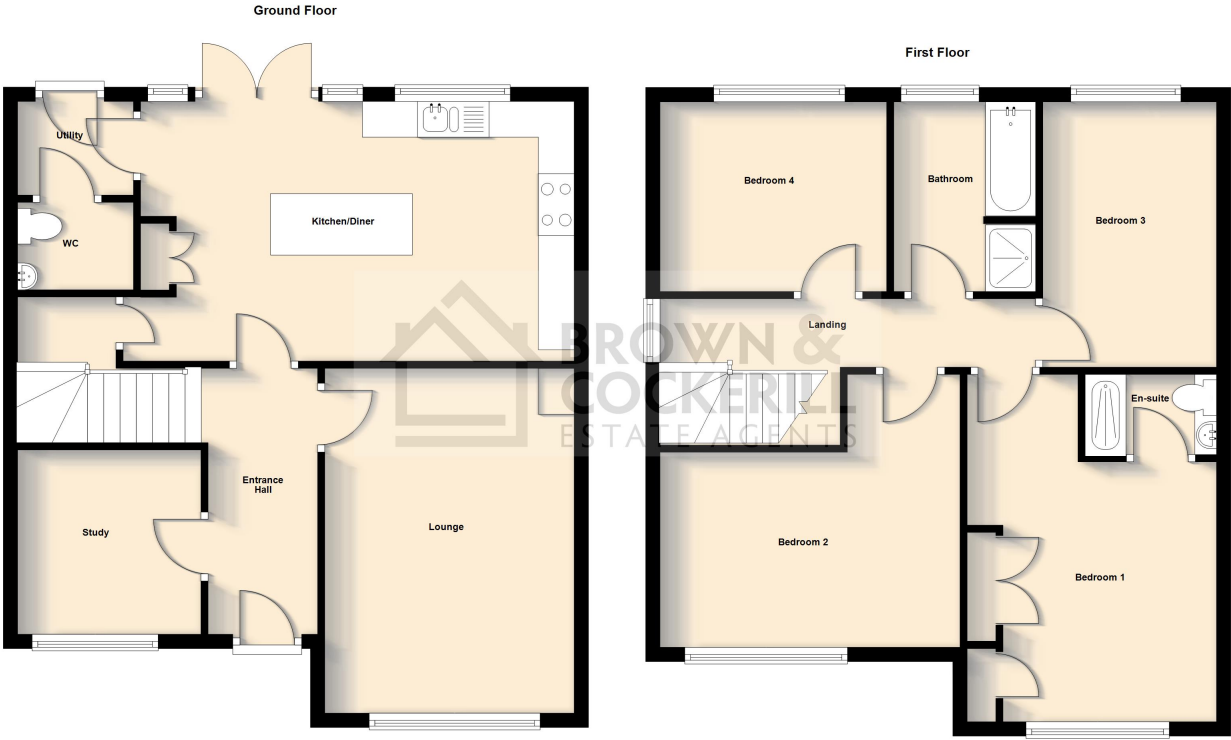
ROOM DIMENSIONS

Ground Floor

Entrance Hall
12' 8" x 4' 9" (3.86m x 1.45m)
Lounge
16' 4" x 11' 5" (4.98m x 3.48m)
Study
9' 5" x 8' 6" (2.87m x 2.59m)
Kitchen/Dining Room
19' 2" x 12' 1" (5.84m x 3.68m)
Utility Room
5' 11" x 5' 1" (1.80m x 1.55m)
Ground Floor Cloakroom/W.C.
5' 11" x 4' 0" (1.80m x 1.22m)
First Floor
Landing
17' 0" x 6' 7" (5.18m x 2.01m)

Bedroom One
15' 11" maximum x 11' 5" (4.85m maximum x 3.48m)
En-Suite Shower Room
5' 7" x 3' 8" (1.70m x 1.12m)
Bedroom Two
13' 8" x 12' 2" maximum (4.17m x 3.71m maximum)
Bedroom Three
12' 2" x 8' 1" (3.71m x 2.46m)
Bedroom Four
9' 5" x 8' 9" (2.87m x 2.67m)
Family Bathroom
8' 9" x 6' 6" (2.67m x 1.98m)
Externally
Garage
20' 1" x 10' 3" (6.12m x 3.12m)

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.