



25 CUNNINGHAM WAY

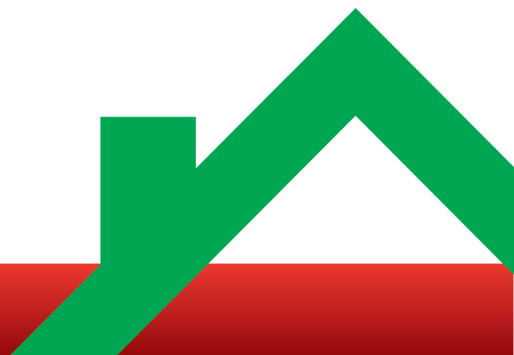
£248,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7JD



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 located in the popular residential area 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, bus routes to Rugby town centre and has excellent local schooling for all ages.

There is convenient commuter access to the M1/M6/A5 and A45 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston within an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with an under stairs storage cupboard, stairs rising to the first floor landing and doors off to a ground floor cloakroom/w.c. The lounge dining room has a fireplace with inset fire and sliding patio doors give access to the rear garden. Ample space and plumbing for appliances is available in the kitchen.

To the first floor, the landing gives access to fully boarded loft space, has a cupboard housing the gas fired combination central heating boiler and doors off to three well-proportioned bedrooms. Bedroom two has a useful storage cupboard and all bedrooms are serviced by the part tiled family bathroom fitted with a three piece white suite to include a panelled bath, pedestal wash hand basin and low level w.c.

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

Externally, there is a lawned fore garden with a driveway to the side which provides off road parking for two vehicles and gives access to the garage with an up and over door and there is power and lighting connected. The enclosed rear garden enjoys a private aspect and is predominantly laid to lawn with a paved patio area to the immediate rear. There is a low level brick wall skirting the patio area with steps up to the lawn where there is also a greenhouse.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 71 m² (764 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///crowd.seagulls.stardom

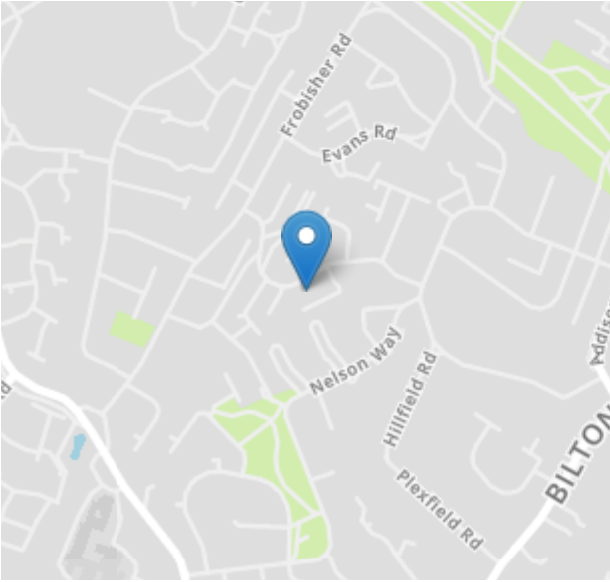
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

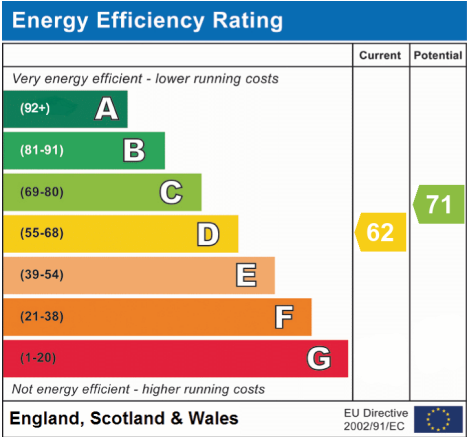
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Three Bedroom Semi Detached Property**
- **Popular Residential Location**
- **Lounge/Dining Room with Fireplace and Patio Doors to Rear Garden**
- **Kitchen with Space and Plumbing for Appliances**
- **Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Three 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 and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall

6' 10" x 4' 7" (2.08m x 1.40m)

Ground Floor Cloakroom/W.C.

4' 11" x 2' 8" (1.50m x 0.81m)

Lounge/Dining Room

12' 3" maximum x 6' 10" (3.73m maximum x 2.08m)

Kitchen

10' 6" x 7' 11" (3.20m x 2.41m)

First Floor

Landing

5' 8" x 5' 5" (1.73m x 1.65m)

Bedroom One

15' 11" x 10' 2" maximum (4.85m x 3.10m maximum)

Bedroom Two

10' 0" x 8' 3" (3.05m x 2.51m)

Bedroom Three

9' 11" x 7' 6" (3.02m x 2.29m)

Family Bathroom

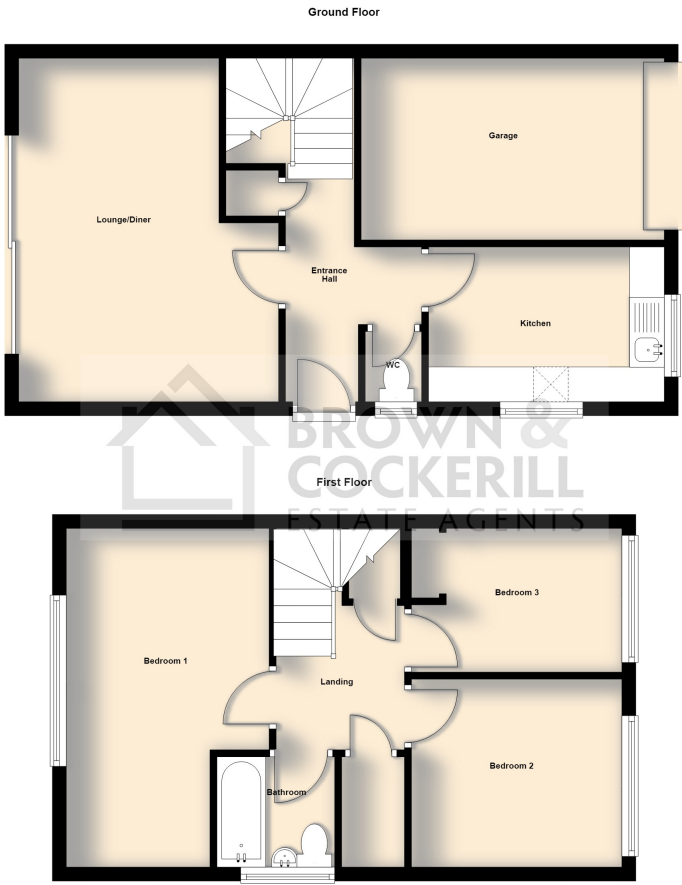
6' 3" x 5' 6" (1.91m x 1.68m)

Externally

Garage

015' 6" x 7' 8" (4.72m x 2.34m)

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.