



35 PYTCHLEY ROAD

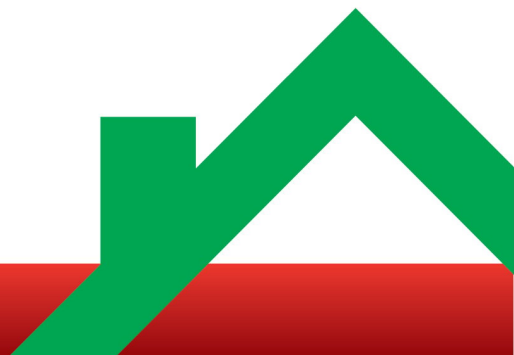
Offers Over £250,000 Freehold

SOUTHFIELDS ESTATE
RUGBY
WARWICKSHIRE
CV22 5NE



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented and extended two bedroom semi detached property located on the popular Southfields Estate which is conveniently located and within walking distance of Rugby town centre. The property is of 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, petrol filling service station, nursery schools, leisure centre and recreational park.

There is easy commuter access to the M1, M6, A5 and A14 road and motorway networks and Rugby railway station operates a regular intercity service to Birmingham New Street and London Euston in under an 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 lounge with a feature gas fire. The ground floor cloakroom/w.c. is fitted with a modern white suite and houses the gas fired combination central heating boiler. An open plan kitchen/living area is fitted with a Bosch induction hob with Neff oven beneath, space for a fridge/freezer and plumbing for an automatic washing machine. There are ceiling spotlights, a feature gas fire, useful under stair storage cupboard, vaulted ceiling with two Velux windows and French doors giving access to the rear garden.

To the first floor, the landing has access to partly boarded loft space and doors off to the master bedroom with a period cast iron fireplace and a further double bedroom. Bedrooms are serviced by the recently refitted part tiled family bathroom which has a shower with double shower head and obscure screen, wall hung wash hand basin and low level w.c. There is a heated towel rail and the wall mounted mirror has lighting and a built in demister system.

The property benefits from Upvc double glazing and gas fired central heating to radiators via a combination boiler installed approximately three years ago.

Externally, to the front of the property is a driveway providing off road parking for two vehicles and has side access to the rear garden. The enclosed rear garden has a patio area to the immediate rear and a lawned area with plants, shrubs and trees. The garden enjoys a private aspect with a further patio area giving access to the shared rear lane which has vehicular access. At the end of the garden there is a wooden log cabin with power and lighting connected which provides two rooms and has windows and double doors giving access to the garden.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 82 m² (882 ft²).

AGENTS NOTES

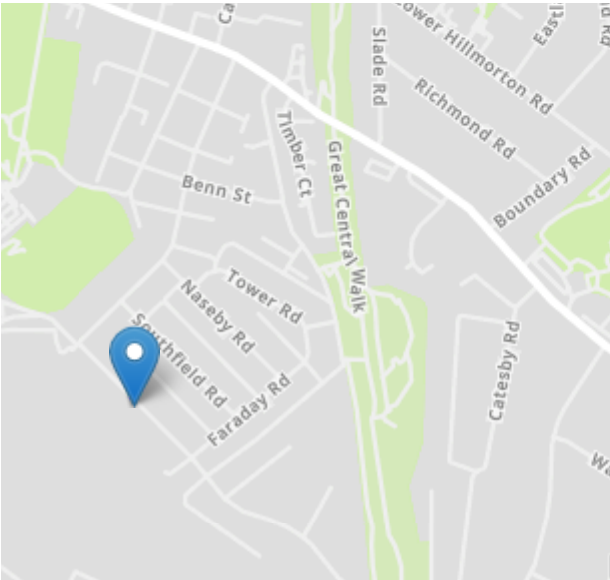
Council Tax Band 'B'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///joins.bridge.locked

MORTGAGE & LEGAL ADVICE

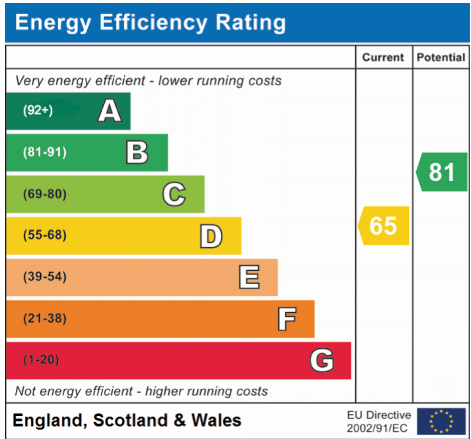
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Well Presented and Extended Two Bedroom Semi Detached Property**
- **Walking Distance of Rugby Town Centre**
- **Lounge with Feature Gas Fire**
- **Fitted Kitchen/Living Area with Feature Gas Fire and French Doors to Rear Garden**
- **Ground Floor Cloakroom/W.C. and First Floor Refitted Family Shower Room**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking and Log Cabin**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

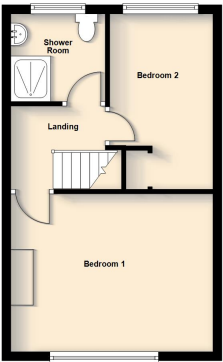
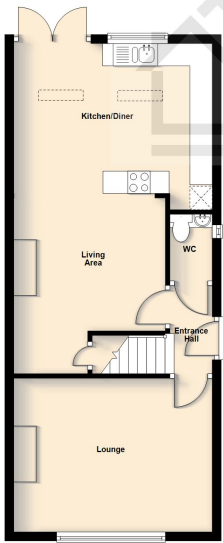
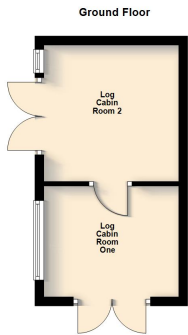
Ground Floor

- Entrance Hall**
6' 6" x 3' 1" (1.98m x 0.94m)
- Lounge**
14' 10" x 11' 3" (4.52m x 3.43m)
- Kitchen/Living Area**
23' 0" x 14' 3" maximum (7.01m x 4.34m maximum)
- Ground Floor Cloakroom/W.C.**
4' 10" x 2' 11" (1.47m x 0.89m)
- First Floor**

- Landing**
5' 8" x 5' 6" (1.73m x 1.68m)

- Bedroom One**
14' 10" x 11' 3" (4.52m x 3.43m)
- Bedroom Two**
13' 3" maximum x 8' 10" (4.04m maximum x 2.69m)
- Family Shower Room**
7' 3" x 5' 6" (2.21m x 1.68m)
- Externally**
 - Log Cabin**
Room One: 9' 11" x 8' 2" (3.02m x 2.49m)
Room Two: 10' 3" x 10' 0" (3.12m x 3.05m)

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.