



28 CONISTON CLOSE

Offers Over £220,000 Freehold

BROWNSOVER
RUGBY
WARWICKSHIRE
CV21 1LG



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom mid terraced property situated in the popular residential location of Brownsover, to the North 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 local shops and stores, supermarket, medical centre, excellent local schooling and extensive shopping facilities at the nearby Elliott's Field and Junction One retail parks.

There are excellent commuter and transport links to the surrounding M1/M6/A5 and A45 Midland road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under one hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with under stairs storage area, a storage cupboard and stairs rising to the first floor landing. There is a well-proportioned lounge with laminate flooring and a spacious open plan kitchen/dining room fitted with a five ring gas hob with oven beneath and extractor over. There is space and plumbing for an automatic washing machine and dishwasher; space for an American style fridge/freezer; ceiling spotlights and French doors giving access to the rear garden. The part tiled ground floor cloakroom w.c. is fitted with a wash hand basin, low level w.c., chrome heated towel rail and has a cupboard housing the gas fired combination central heating boiler that was fitted in 2009 and has been serviced annually. There is a water softener fitted by the boiler.

To the first floor, the landing gives access to part boarded loft space via a pull down ladder and has doors off to three well-proportioned bedrooms, all serviced by the family bathroom which is fitted with a three piece white suite to include a P-shaped bath with shower and screen over, wall hung wash hand basin, low level w.c., heated towel rail and ceiling spotlights.

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

Externally, to the front is a lawned fore garden with a paved pathway leading to the front entrance door. The rear garden is predominantly laid to lawn with a paved patio area to the immediate rear and is enclosed by timber fencing to the boundaries with a timber gate allowing for rear access. The garden is North/East facing and enjoys plenty of sun and there is a garden shed with lighting connected and pedestrian door into the garage. The garage benefits from power & lighting connected and has an up and over door.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

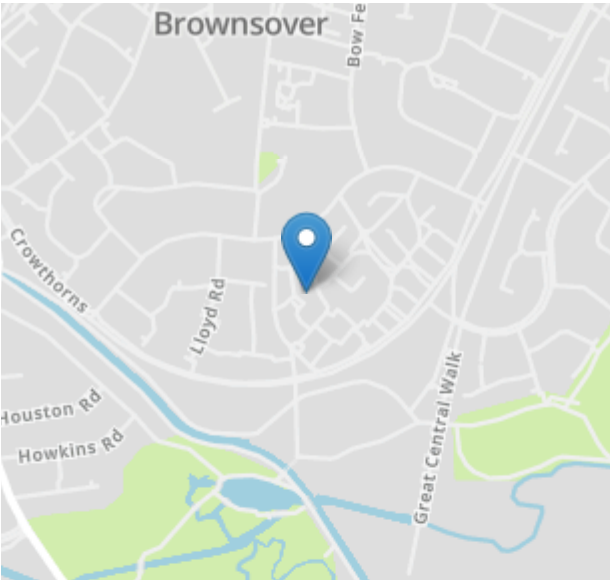
Council Tax Band 'B'.
Estimated Rental Value: £1100 pcm approx.
What3 Words: ///sparks.supporter.still

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 Mid Terraced Property
- Popular Residential Location
- Well Proportioned Lounge with Laminate Flooring
- Kitchen/Dining Room with Oven and Hob and French Doors to Garden
- 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 and Garage
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

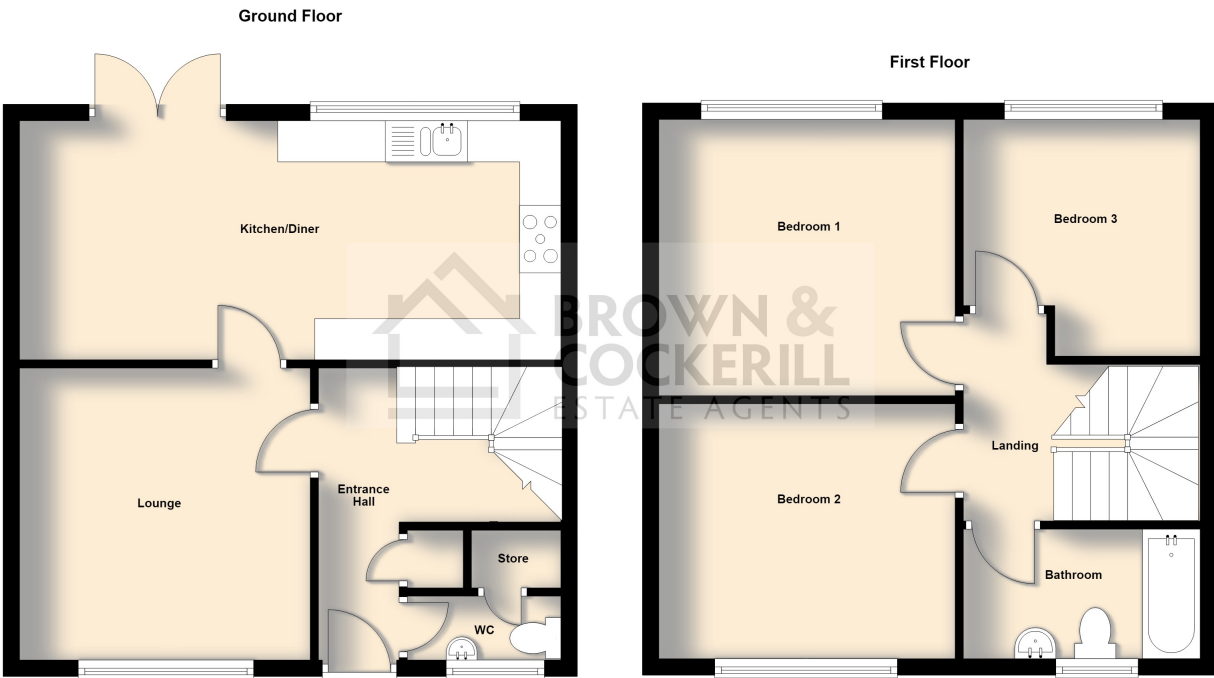
GROUND FLOOR

Entrance Hall
12' 2" x 6' 10" (3.71m x 2.08m)
Lounge
11' 8" x 11' 7" (3.56m x 3.53m)
Open Plan Kitchen/Dining Room
21' 9" x 9' 6" (6.63m x 2.90m)
Ground Floor Cloakroom/W.C.
6' 7" x 3' 0" (2.01m x 0.91m)
FIRST FLOOR

Landing
9' 9" x 8' 9" (2.97m x 2.67m)

Bedroom One
11' 10" x 11' 3" (3.61m x 3.43m)
Bedroom Two
11' 9" x 10' 1" (3.58m x 3.07m)
Bedroom Three
9' 8" x 9' 6" (2.95m x 2.90m)
Family Bathroom
9' 7" x 5' 6" (2.92m x 1.68m)
EXTERNALLY
Garage
19' 3" x 8' 1" (5.87m x 2.46m)

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.