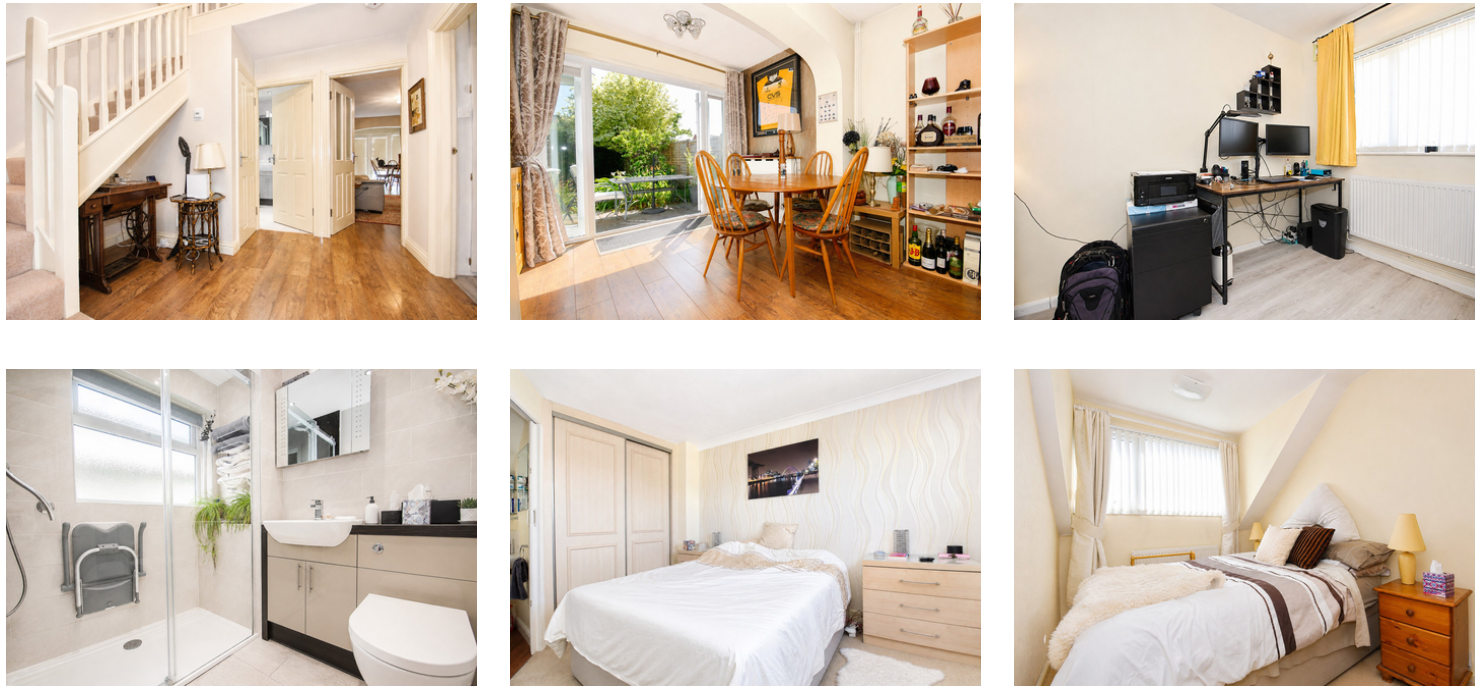




92 FIRS DRIVE

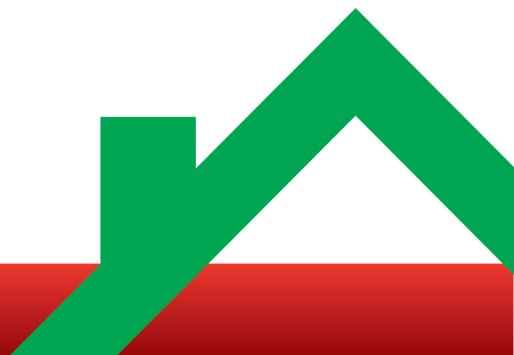
RUGBY
WARWICKSHIRE
CV22 7AQ

Offers Over £270,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

*** OFFERED FOR SALE WITH NO ONWARD CHAIN ***

Brown and Cockerill Estate Agents are delighted to offer for sale this modern and extended two/three bedroom semi detached bungalow which is conveniently located for Rugby town centre and railway station. The property is well presented and is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Rugby town centre is within walking distance and offers a range of shopping and leisure facilities to include supermarkets, restaurants, shops and stores, public houses, dental surgeries, churches of several denominations and has bus routes to all areas.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour and there is further convenient commuter access to the M6, M1, A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance porch giving access to the generously sized entrance hall with a useful storage cupboard housing the gas fired combination central heating boiler with additional space for a washing machine/washer-dryer. Stairs rise to the first floor landing and there are doors off to a study/bedroom three and a part tiled ground floor shower room fitted with a double enclosure with double shower head, vanity unit with inset wash hand basin and low level w.c. There is a heated towel rail, wall mounted mirror with lighting, tiled flooring and ceiling spotlights. The extended lounge/dining room has a feature fireplace and Upvc double glazed French doors giving access to the rear garden. The fitted kitchen/breakfast room has a four ring Neff hob with extractor over; double oven and integrated fridge/freezer and dishwasher. There are ceiling spotlights, tiled flooring, breakfast bar and a pedestrian door allowing side access to the car port and rear garden.

To the first floor, the gallery landing has doors off to the master bedroom with fitted wardrobe space, eaves storage and door through to the en-suite shower room. The shower room is fitted with a tiled enclosure, wash hand basin, low level w.c. heated towel rail, ceiling spotlight and has a Velux window and extractor fan. There is a further well proportioned bedroom.

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

Externally, to the front is a block paved driveway providing off road parking with double wooden gates giving access to the car port and part converted/ready for conversion garage. The front of the garage has an up-and-over door into storage space with the remainder of the garage lending itself well to a garden room/home office with power and lighting connected and Upvc double glazed doors opening onto the rear garden. The rear garden is predominantly laid to lawn with a patio area to the immediate rear and is enclosed by timber fencing to the boundaries.

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

Gross Internal Area: approx. 84 m² (904 ft²).

AGENTS NOTES

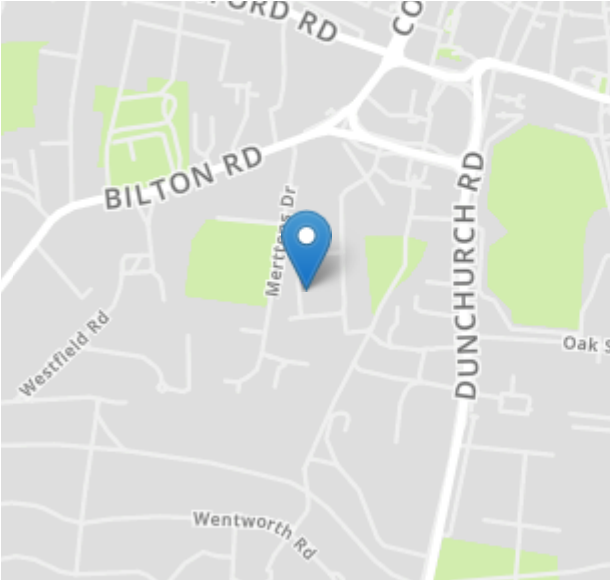
Council Tax Band 'C'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///elite.sing.poet

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 Modern and Extended Two/Three Bedroom Semi Detached Bungalow Offered For Sale with No Onward Chain
- Conveniently Located for Rugby Railway Station and Town Centre
- Extended Lounge/Dining Room with Feature Fireplace and French Doors to Rear Garden
- Fitted Kitchen/Breakfast Room with Double Oven, Hob and Integrated Appliances
- Ground Floor Shower Room and First Floor En-Suite Shower Room to Master Bedroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Part Converted/Ready for Conversion 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		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(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

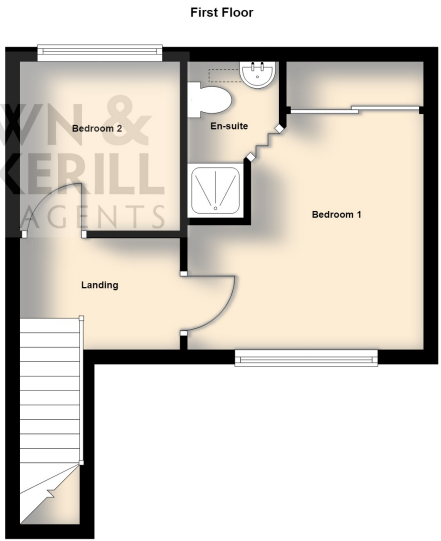
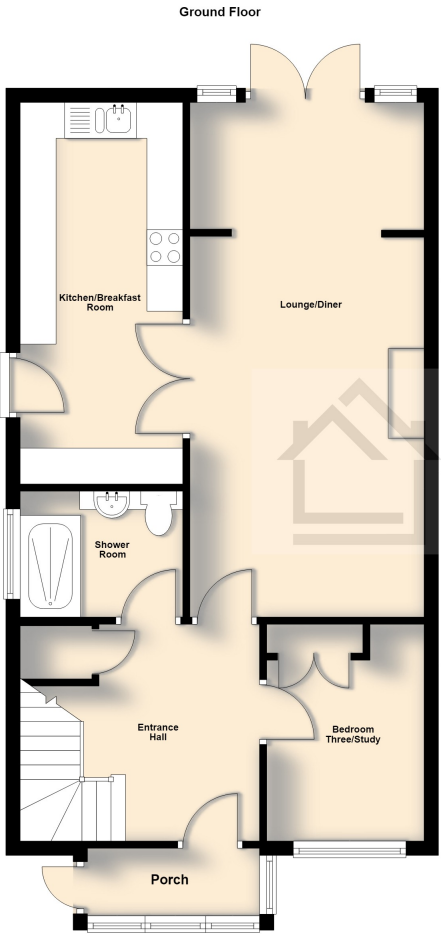
Ground Floor

Entrance Porch
7' 10" x 3' 1" (2.39m x 0.94m)
Entrance Hall
10' 5" maximum x 9' 10" (3.17m maximum x 3.00m)
Study/Bedroom Three
9' 11" x 7' 7" (3.02m x 2.31m)
Ground Floor Shower Room
7' 2" x 5' 9" (2.18m x 1.75m)
Extended Lounge/Dining Room
23' 6" x 10' 9" (7.16m x 3.28m)
Kitchen/Breakfast Room
16' 8" x 7' 3" (5.08m x 2.21m)

First Floor

Landing
7' 4" x 6' 1" (2.24m x 1.85m)
Bedroom One
11' 10" x 10' 10" (3.61m x 3.30m)
En-Suite Shower Room
7' 9" maximum x 4' 0" (2.36m maximum x 1.22m)
Bedroom Two
10' 2" x 7' 3" (3.10m x 2.21m)
Externally
Garage
Storage Space: 8' 10" x 4' 6" (2.69m x 1.37m)
Garden Room/Home Office Space: 14' 7" x 8' 10" (4.45m x 2.69m)

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.