



43 CHICORY DRIVE

Offers Over £200,000 Freehold

BROWNSOVER
RUGBY
WARWICKSHIRE
CV23 0UB



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented two bedroom semi detached property located in a popular residential area 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 is excellent commuter access 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 opening into the kitchen/breakfast room and door off to the lounge/dining room. The kitchen/breakfast room has space for a cooker with extractor over and further space and plumbing for appliances. A cupboard houses the Worcester gas fired combination central heating boiler that was installed in 2022 and there is space for a dining table. Stairs rise from the lounge to the first floor landing with a useful under stairs storage cupboard beneath and there is a Upvc double glazed door giving access to the rear garden.

To the first floor, the landing has access to part boarded loft space with lighting and doors off to two double bedrooms, with bedroom two having a useful storage cupboard. Bedrooms are serviced by the part tiled family bathroom which is fitted with a panelled bath with shower over, pedestal wash hand basin, low level w.c., heated towel rail and has tiled flooring.

Externally, to the front of the property is a lawned area with a paved pathway leading to the front entrance door and a tarmacadam driveway to the side providing off road parking for two vehicles. The south/east facing rear garden is predominantly laid to lawn with mature trees and shrubs, with a paved patio area to the immediate rear. The garden is enclosed by timber fencing to the boundaries and has a timber pedestrian gate giving access to the frontage.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 58 m² (624 ft²).

AGENTS NOTES

Council Tax Band 'B';
Estimated Rental Value: £1100 pcm approx.
What3Words: ///notice.goes.eaten

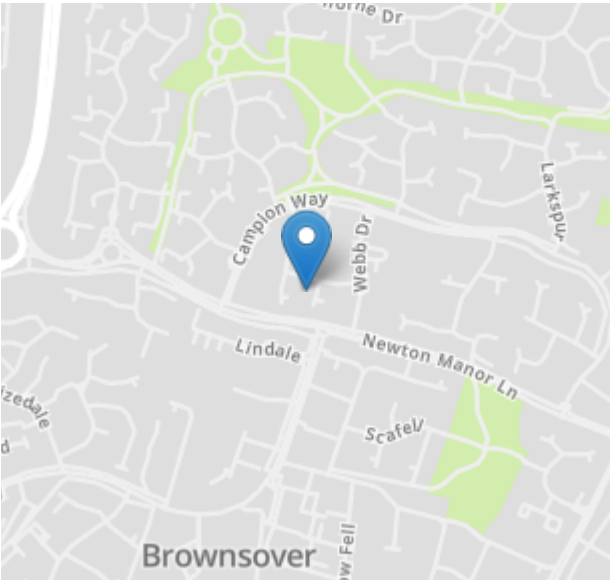
MORTGAGE & LEGAL ADVICE

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

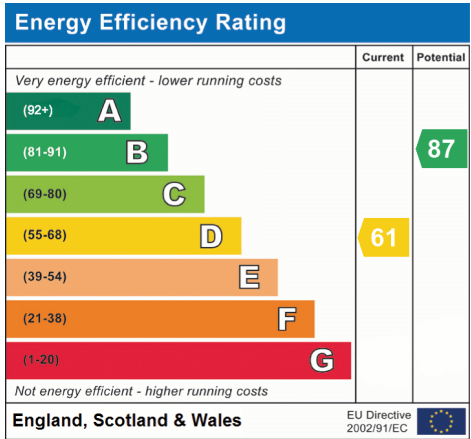
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Two Bedroom Semi Detached Property
- Popular Residential Location North of Rugby Town Centre
- Kitchen/Breakfast Room and Lounge/Dining Room
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing Throughout
- Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Off Road Parking
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall

9' 3" x 3' 6" (2.82m x 1.07m)

Kitchen/Breakfast Room

9' 3" x 8' 5" (2.82m x 2.57m)

Lounge/Dining Room

15' 6" x 12' 3" (4.72m x 3.73m)

First Floor

Landing

9' 2" x 3' 7" (2.79m x 1.09m)

Bedroom One

12' 4" x 12' 0" (3.76m x 3.66m)

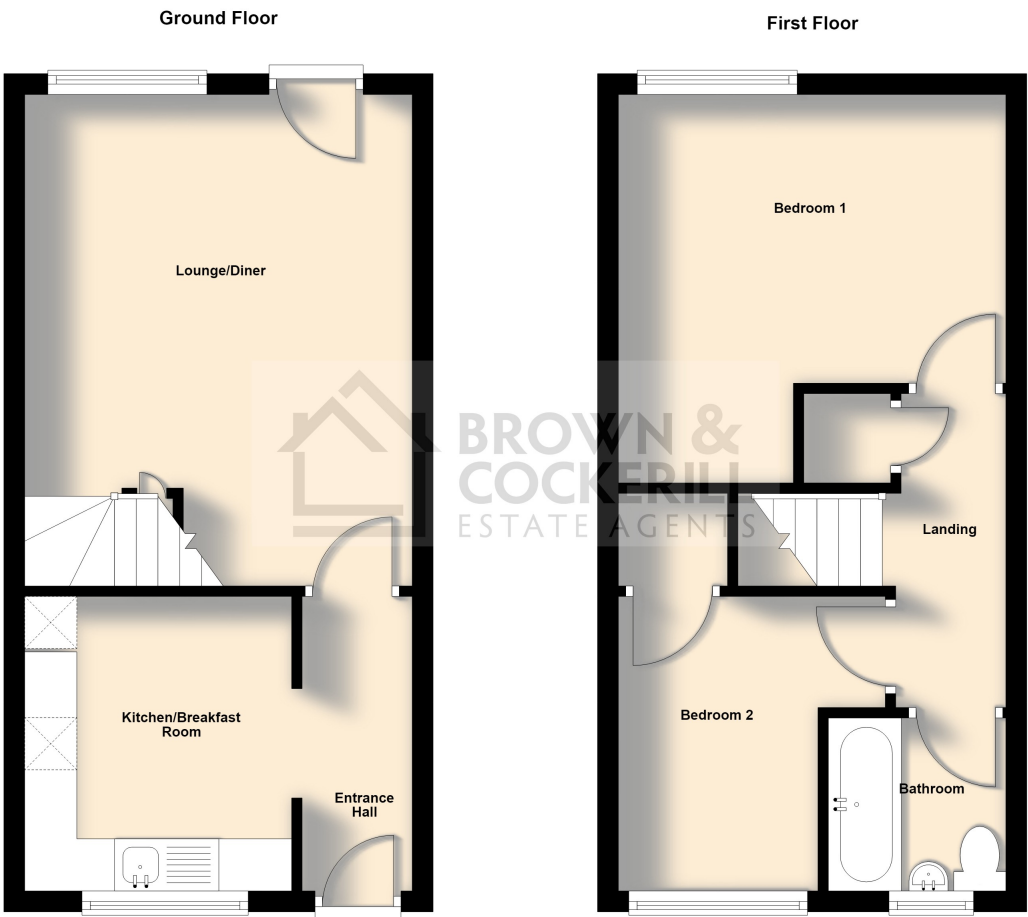
Bedroom Two

9' 3" x 8' 5" (2.82m x 2.57m) reducing to 9' 3" x 6' 0" (2.82m x 1.83m)

Family Bathroom

6' 2" x 6' 0" (1.88m x 1.83m)

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.