



10 MACBETH CLOSE

Guide Price £265,000 Freehold

WOODLANDS ESTATE
RUGBY
WARWICKSHIRE
CV22 6LP



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 two bedroom semi detached bungalow which is located in the popular residential area of Woodlands, 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 parade of local shops and stores, post office, public house and bus routes to all areas. Sainsbury's superstore is a short walk away.

There is easy commuter access to the M1/M6/M45 and A45 road and motorway networks and Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the accommodation comprises of an entrance porch housing the utility meters and gives direct access in the lounge. The lounge has a bow window, gas fire and has a door to the inner hallway giving access to the remaining accommodation. The kitchen has space for a cooker with gas connection and space and plumbing for further appliances. A pedestrian door gives access to side of the property and driveway. There are two well proportioned bedrooms both serviced by the family wet room.

The property benefits from gas fired central heating to radiators with the boiler located in the kitchen and has Upvc double glazing throughout.

Externally, to the front is a lawned area with shrubs and a driveway providing off road parking for three vehicles. Metal gates give access to further potential off road parking and the detached garage which has an up and over door and flat roof. The enclosed rear garden is predominantly laid to lawn with shrub areas and has a patio area to the immediate rear of the property, providing an ideal al fresco dining/entertaining space.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

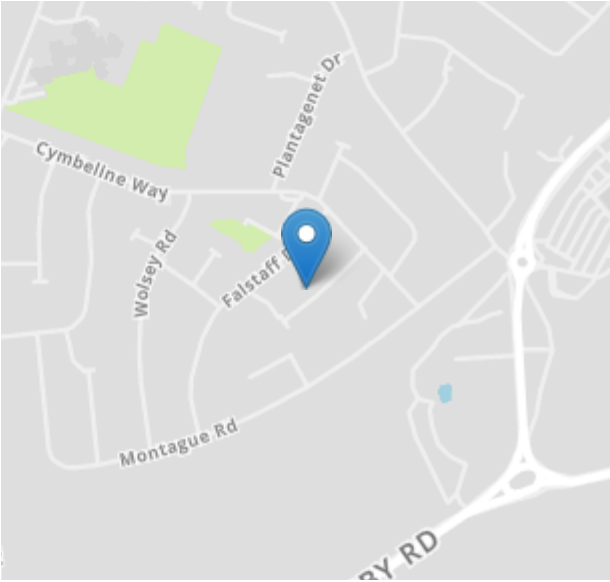
Council Tax Band 'C'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///ranges.blows.crew

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 Two Bedroom Semi Detached Bungalow
- Popular Residential Location
- Lounge with Gas Fire and Fitted Kitchen with Space for Appliances
- Two Well Proportioned Bedrooms Serviced by a Wet Room
- Upvc Double Glazing Throughout
- Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Detached Garage
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

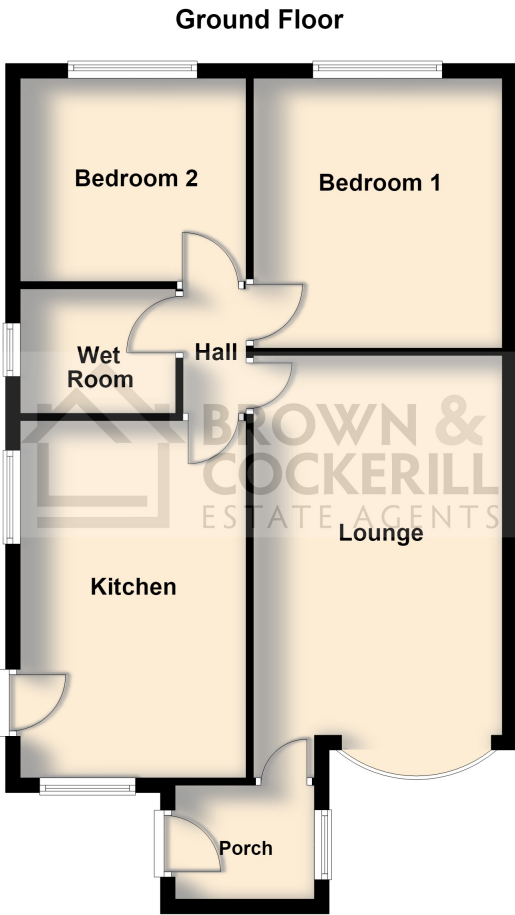
ROOM DIMENSIONS

Ground Floor

- Entrance Porch
6' 1" x 5' 0" (1.85m x 1.52m)
- Lounge
18' 10" x 11' 0" (5.74m x 3.35m)
- Inner Hallway
5' 7" x 2' 7" (1.70m x 0.79m)
- Kitchen
15' 10" x 9' 10" (4.83m x 3.00m)

- Bedroom One
11' 11" x 11' 0" (3.63m x 3.35m)
- Bedroom Two
10' 0" x 9' 0" (3.05m x 2.74m)
- Wet Room
6' 11" x 5' 6" (2.11m x 1.68m)
- Externally
Detached Garage
20' 8" x 15' 10" (6.30m x 4.83m)

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.