



48 ASPEN ROAD

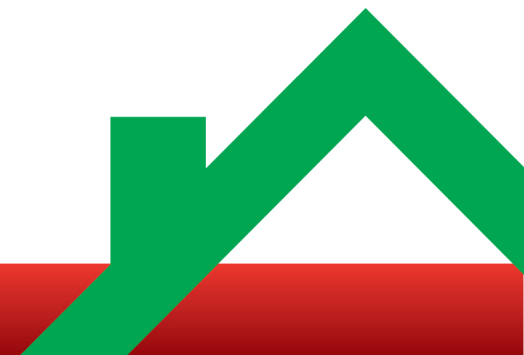
EDEN PARK
RUGBY
WARWICKSHIRE
CV21 1SF

Offers Over £425,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern and well presented four bedroom detached property located on the sought after residential development of Eden Park. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Eden Park is located to the north of Rugby town centre and has ideal access to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby railway station operates a mainline intercity service Birmingham New Street and London Euston in under an hour.

There are a range of amenities available within the immediate area to include local shops and stores, supermarkets and has excellent local schooling, with Griffin Primary School being just a short walk away. The popular Junction One and Elliott's Field retail parks are a short drive.

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 ground floor cloakroom/w.c. fitted with a white suite and the good sized lounge. The kitchen/dining room is accessed via a through fare from the lounge and has bi fold doors giving direct access to the rear garden. To the kitchen area, there is a built in double oven, induction hob with extractor over, integrated dishwasher and separate utility area.

To the first floor, the landing gives access to four well-proportioned bedrooms and a family bathroom fitted with a modern three piece white suite to include a panelled bath with shower and screen over, wash hand basin, low level w.c. and has a storage cupboard. The master bedroom and second bedroom both benefit from en-suite shower room facilities and there is built in wardrobe space in all bedrooms, with the exception of bedroom two.

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

Externally, there is a fore garden laid to lawn with a tarmacadam driveway providing off road parking and giving direct access to the garage. The rear garden is enclosed by timber fencing to the boundaries and has a pedestrian gate giving access to the frontage. The garden is predominantly laid to lawn with a large patio area, ideal for al fresco dining and entertaining with a further raised seating area and has decorative stone borders.

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

AGENTS NOTES

Council Tax Band 'E'.
Estimated Rental Value: £1900 pcm approx.
What3Words: ///issued.swung.above

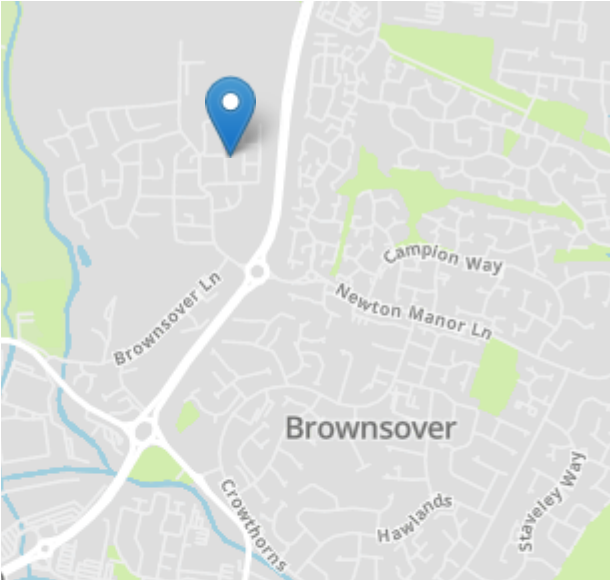
MORTGAGE & LEGAL ADVICE

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 Four Bedroom Detached Property
- Popular Residential Location to North of Rugby Town Centre
- Living Room with Through Fare to Kitchen/Dining Room with Integrated Appliances and Bi-Fold Doors to Rear Garden
- Ground Floor Cloakroom/W.C. and First Floor Family Bathroom
- En-Suite Shower Rooms to Master Bedroom and Bedroom Two
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended to Avoid Disappointment, No Onward Chain



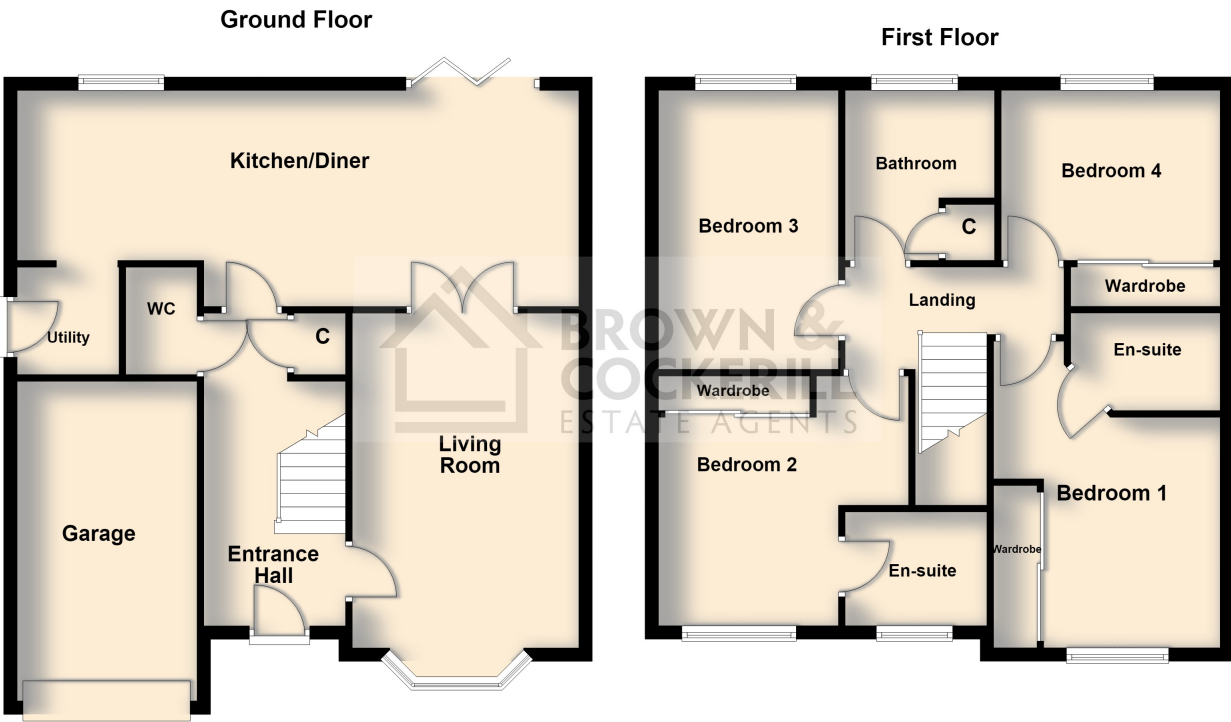
ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor
Living Room
16' 5" x 11' 2" (5.00m x 3.40m)
Kitchen/Dining Room
27' 7" x 10' 7" (8.41m x 3.23m)
Utility Room
5' 3" x 5' 0" (1.60m x 1.52m)
Ground Floor Cloakroom/W.C.
5' 3" x 3' 6" (1.60m x 1.07m)
First Floor
Bedroom One
15' 8" x 11' 8" (4.78m x 3.56m)
En-Suite One
5' 2" maximum x 4' 9" (1.57m maximum x 1.45m)

Bedroom Two
12' 3" maximum x 9' 4" (3.73m maximum x 2.84m)
En-Suite Two
6' 3" x 5' 7" (1.91m x 1.70m)
Bedroom Three
13' 8" maximum x 8' 11" (4.17m maximum x 2.72m)
Bedroom Four
10' 9" x 8' 7" (3.28m x 2.62m)
Family Bathroom
8' 6" x 7' 4" (2.59m x 2.24m)
Externally
Garage
15' 8" x 9' 0" (4.78m x 2.74m)

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.