



48 ASPEN ROAD

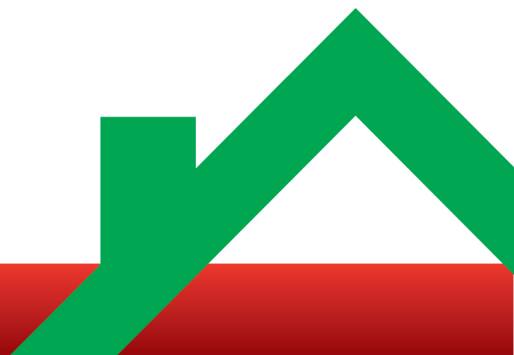
EDEN PARK
RUGBY
WARWICKSHIRE
CV21 1SF

Offers Over £425,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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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 to 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 away.

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. There are further doors off to the spacious lounge and the kitchen/dining room. The kitchen/dining room is also accessed via double doors 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.

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, a vehicle electric charging point 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 with artificial grass 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.

Gross Internal Area: approx. 125 m² (1345 ft²).

AGENTS NOTES

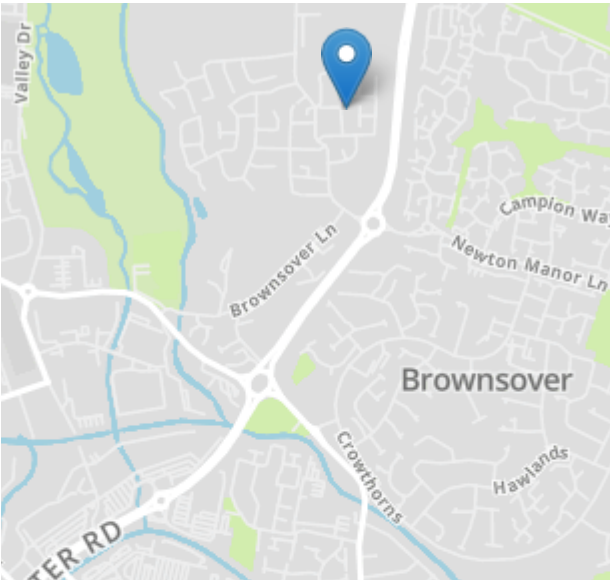
Council Tax Band 'E'.
Estimated Rental Value: £1800 pcm approx.
What3Words: ///issued.swung.above

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 Double Doors 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 with EV Charging Point and 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	79	84
(81-91) B		
(69-80) C		
(55-68) D		
(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

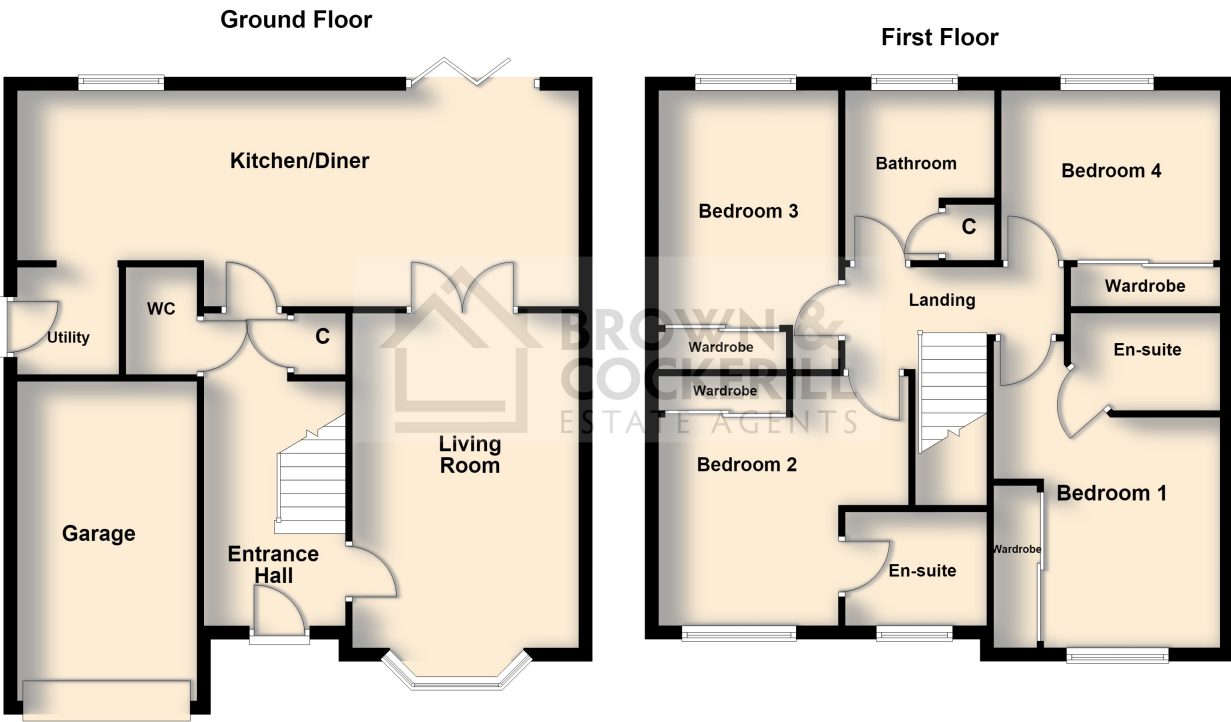
Ground Floor

Entrance Hall
15' 4" x 6' 6" (4.67m x 1.98m)
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

Landing
10' 4" x 4' 5" (3.15m x 1.35m)
Bedroom One
15' 8" x 11' 5" (4.78m x 3.56m)

En-Suite One
5' 2" maximum x 4' 9" (1.57m maximum x 1.45m)
Bedroom Two
12' 3" x 12' 3" (3.73m x 3.73m)
En-Suite Two
6' 3" x 5' 7" (1.91m x 1.70m)
Bedroom Three
13' 8" x 8' 11" (4.17m 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.