












8 YEW TREE HILL

BRINKLOW
RUGBY
WARWICKSHIRE
CV23 0NP

Guide Price £250,000 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 three bedroom mid terraced property located in the sought after village of Brinklow, Rugby. The property is of non-standard construction with a tiled roof and benefits from having all mains services connected.

The village of Brinklow is situated approximately six miles north-west of Rugby town centre and offers a comprehensive range of amenities to include local shops and stores, public houses, a doctor's surgery, Oxford canal, village church and a primary school.

There is easy commuter access to the midland motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and has a door off to the lounge which has a feature chimney breast with multi fuel burner, useful under stairs cupboard and French doors giving direct access to the rear garden. The kitchen/breakfast room has a four ring electric hob with oven beneath and extractor over, space and plumbing for an automatic washing machine, tiled flooring and door through to the separate utility room where there the continuation of the tiled flooring and has space for an upright fridge/freezer and tumble dryer. The wall mounted gas fired combination boiler is located in the utility room and there is a personnel door giving access to the rear garden.

To the first floor, the landing has access to part boarded loft space and doors off to the master bedroom with a useful storage cupboard and two further well-proportioned bedrooms. Bedrooms are serviced by the family bathroom, fitted with a panelled bath with shower over, low level w.c., wash hand basin, tiled flooring and has ceiling spotlights.

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

Externally, to the front is a fore garden enclosed by timber picket fencing with a pathway to the front entrance door. The rear garden is enclosed by timber fencing to the boundaries and shares access to the frontage with the neighbouring property. The garden is predominantly laid to lawn with a paved pathway, plantation border and timber garden shed.

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

Gross Internal Area: approx. 80 m² (861 ft²).

AGENTS NOTES

Countil Tax Band: 'B'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///decades.horseshoe.magnetic

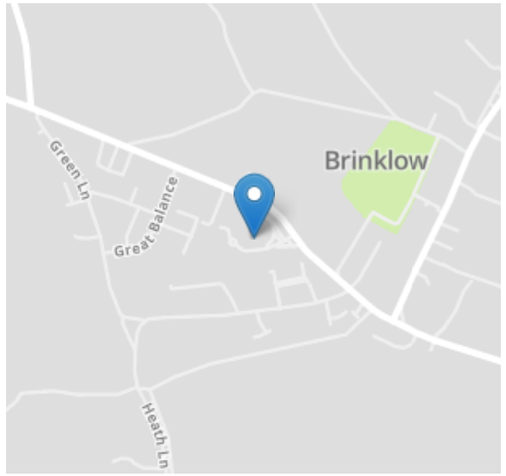
MORTGAGE & LEGAL ADVICE

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

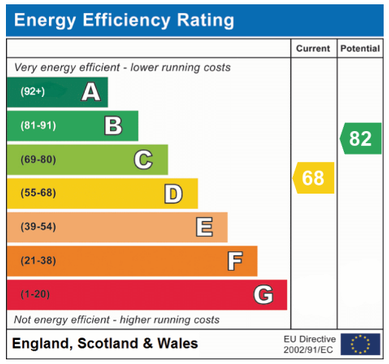
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Three Bedroom Mid Terraced Property**
- **Sought After Village Location**
- **Lounge with Multi Fuel Burner and French Doors to Rear Garden**
- **Kitchen/Breakfast Room with Oven, Hob and French Doors to Rear Garden, Separate Utility Room**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden**
- **Early Viewing is Highly Recommended to Avoid Disappointment, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

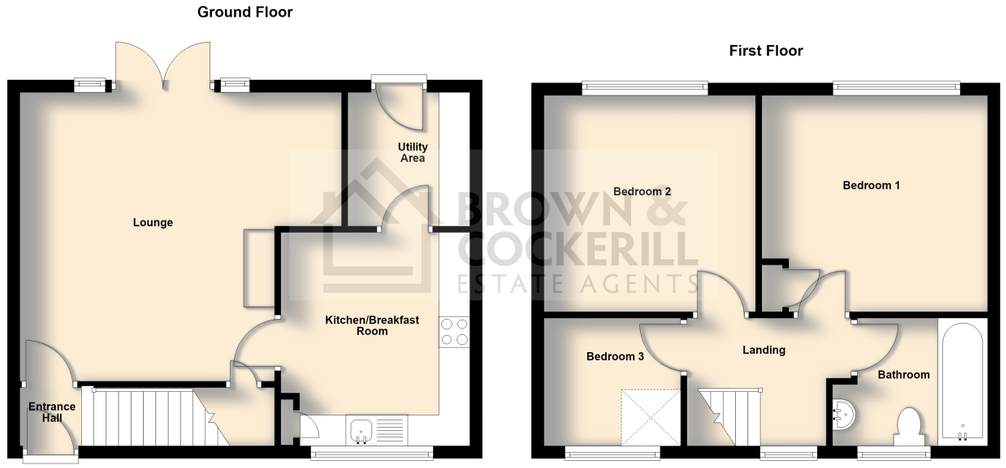
Ground Floor

Entrance Hall
3' 7" x 2' 9" (1.09m x 0.84m)
Lounge
17' 1" x 14' 4" maximum (5.21m x 4.37m maximum)
Kitchen/Breakfast Room
11' 5" x 9' 5" (3.48m x 2.87m)
Utility Room
7' 9" x 6' 9" (2.36m x 2.06m)

First Floor

Landing
7' 8" maximum x 6' 10" (2.34m maximum x 2.08m)
Bedroom One
12' 6" x 10' 11" (3.81m x 3.33m)
Bedroom Two
10' 1" x 10' 0" (3.07m x 3.05m)
Bedroom Three
9' 4" x 7' 3" (2.84m x 2.21m)
Family Bathroom
7' 4" x 6' 9" (2.24m x 2.06m)

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 vendorâ€™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.