



BROME CLOSE

RUGBY, CV23 0LD

GUIDE PRICE £330,000
FREEHOLD

Set on the desirable Coton Meadows Estate in Rugby, is this well presented three-bedroom detached home. Just a short distance from local amenities and great transport links, as well as having a quality finish throughout, this lovely home has much to offer its next owners.

BROME CLOSE

- 3 Bedrooms
- Off Road Parking
- Close To Amenities
- Enclosed Rear Garden
- Gas Central Heating
- Single Garage
- En Suite To Main Bedroom
- Utility Room



Upon entering the property, you are welcomed into a central entrance hallway that leads to all other rooms within the home.

Spreading the depth of the property, you will find the open plan kitchen/diner that has been fully fitted with a comprehensive range of modern wall and base units and is inclusive of an integrated dishwasher, oven, four ring gas hob and space for a fridge/freezer. The utility room is conveniently accessed via the kitchen and is fitted with further matching units, with space for white goods and access to the rear garden.

The dual aspect lounge also stretches the depth of the property, providing further access to the rear garden through French doors and is of a generous size. This attractive space has a genuinely homely feel and offers the perfect spot for relaxing with the family.

The downstairs accommodation further benefits from a downstairs w/c.

The first-floor accommodation comprises of the main suite, two further double bedrooms and a family bathroom.

The main bedroom is a very generously sized double room that benefits from a modern ensuite with shower room. Bedroom two is located at the front of the home and is another good sized double room along with

bedroom three being a good sized single room overlooking the rear garden. The family bathroom is of a good size and has been fitted with a contemporary white suite.

Leading outside, this lovely home is blessed with a low maintenance rear garden that offers a great space for alfresco dining and entertaining guests. The garden is laid to lawn with raised patio area. This beautiful family home further benefits from gas central heating, double glazing throughout, single garage, off road parking for two vehicles and a wealth of amenities on its doorstep.

Tenure: Freehold

Local Authority: Rugby Borough Council

Council Tax Band: D

EPC: B

Maintenance fee : TBC

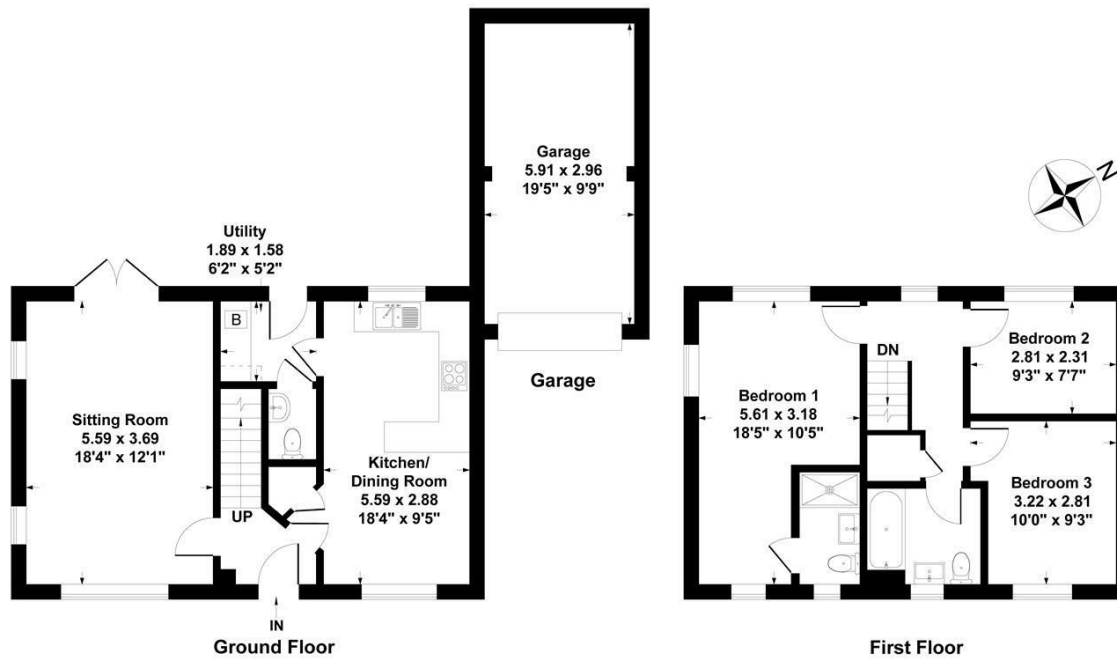
Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography



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Ground Floor Approx Area = 48.96 sq m / 527 sq ft
 First Floor Approx Area = 46.11 sq m / 496 sq ft
 Garage Approx Area = 17.58 sq m / 189 sq ft
 Total Area = 112.65 sq m / 1212 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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