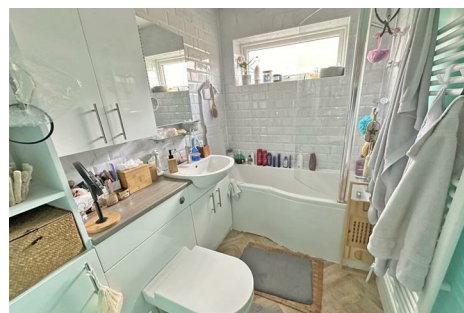


**44 Foxons Barn Road
Brownsover
RUGBY
CV21 1LA
£312,500**



- **THREE BEDROOM DETACHED**
- **DOUBLE GLAZING**
- **BREAKFAST KITCHEN**
- **LOUNGE / DINER**

- **BATHROOM AND SHOWER ROOM**
- **GAS CENTRAL HEATING**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A renovated three bedroom detached bungalow located on the north side of Rugby. In brief the property comprises; lounge/diner, breakfast kitchen, three bedrooms (bedroom 3 being used a dining room), family bathroom and separate shower room. The property also benefits from replacement double glazing, gas central heating, single garage and off road parking. Located close to an excellent range of local amenities to include, shops, takeaways, chemist, doctors surgery, church, community centre, and well regarded schools. There is easy access to Rugby's retail parks, M6/M1 networks, and Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street in just under 50 and 30 minutes respectively making this ideal for commuters.

Accommodation Comprises

Entry via obscure glazed upvc entrance door with side panels and lights above into:

Porch

Further upvc double glazed door with side screen into:

Entrance Hall

Access to loft space with pull down ladder. Airing cupboard housing hot water tank with central heating and hot water timer switch. Radiator. Coving to ceiling. Built in cupboard housing electricity consumer unit and gas meter. Further built in double cupboard. Archway to dining room. Doors to all rooms.

Lounge / Diner

18'2" x 11'11" max (5.54m x 3.64m max)

Double glazed doors to rear. Double glazed windows to rear. Double glazed frosted window to the side. Two radiators with thermostat controls. Coving to ceiling.

Dining Room / Bedroom Three

10'9" x 6'11" (3.28m x 2.11m)

Double glazed window to the side. Coving to ceiling. Radiator with thermostat control.

Kitchen / Breakfast Room

12'1" x 8'10" (3.70m x 2.70m)

Fitted with a range of base and eye level units with work surface space incorporating a one and a quarter stainless steel sink and drainer with mixer tap over. Gas hob with extractor over. Built in oven. Integrated dishwasher. Tiled splash backs. Breakfast bar. Double glazed window to rear. Obscure double glazed window to garage/utility.

Bedroom One

11'8" x 13'10" (3.58m x 4.23m)

Double glazed window to front. Coving to ceiling. Radiator with thermostat control.

Bedroom Two

10'5" x 9'11" (3.19m x 3.03m)

Double glazed window to front. Coving to ceiling. Radiator with thermostat control.

Family Bathroom

Fitted with a suite to comprise; bath with shower, wash hand basin with vanity unit and low level w.c. Further built in storage units. Tiling to splash areas. Ladder radiator with thermostat control. Low energy lighting. Extractor fan. Frosted window to side.

Shower Room

Fully tiled with suite to comprise; shower cubicle, pedestal wash hand basin and low level w.c.

Front Garden

Laid to lawn with block paved driveway providing off road parking and leading to garage.

Garage

With up and over door. Utility area with plumbing for a washing machine and space for a tumble dryer. Cold water tap. Built in storage. Upvc double glazed door to front garden. Further door into kitchen.

Rear Garden.

Laid to lawn with block paved patio area. Enclosed by timber fencing.

Agents Note

Local Authority: Rugby

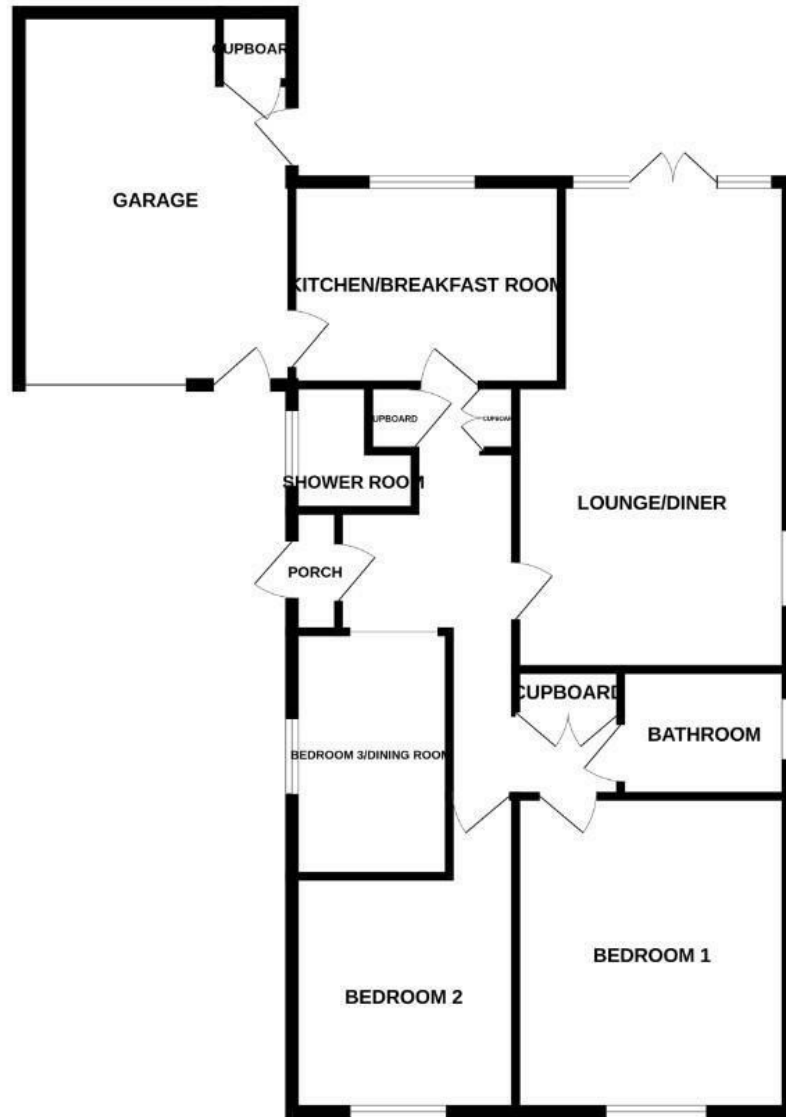
Council Tax Band: C

Energy Efficiency Rating: D



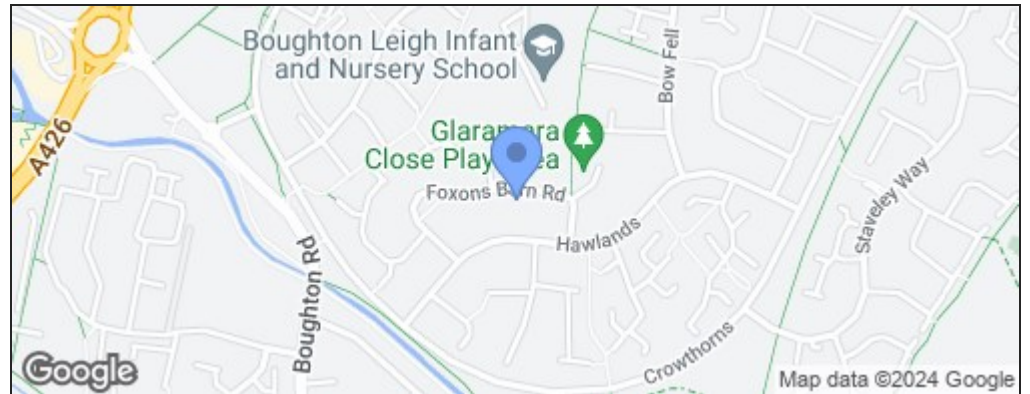


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.