

**7 Whernside
Brownsover
RUGBY
CV21 1PJ
£225,000**



- **THREE BEDROOM**
- **REFITTED BATHROOM**
- **UPVC DOUBLE GLAZING**
- **NO ONWARD CHAIN**
- **MID TERRACE**
- **LANDSCAPED GARDEN**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A very well presented three bedroom mid terrace property situated in the popular residential area of Brownsover Rugby. In brief the property comprises; entrance hall, kitchen/breakfast room and lounge to the ground floor. On the first floor, three good sized bedrooms and a refitted family bathroom. The property further benefits from gas central heating, double glazing, off road parking and an enclosed landscaped rear garden. This property is also offered with NO UPWARD CHAIN. Located close to an excellent range of local amenities to include; shops, takeaways, a 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

Entrance Hall

Stairs rising to first floor. Laminate flooring. Radiator.

Kitchen

15'5" x 9'5" (4.71 x 2.88)

Fitted with a range of base and eye level units. Roll top work surface with inset sink with mixer tap over. Electric hob with extractor over. Built in oven. Space for an American style fridge freezer. Space and plumbing for a washing machine. Laminate Flooring. Upvc double glazed window to the front aspect.

Lounge

10'4" x 15'1" (3.16 x 4.62)

Upvc double glazed window to rear aspect. Upvc French doors to rear. Radiator. Laminate flooring.

Fist Floor Landing

Loft access. Access to storage cupboard. Connecting doors to:

Bedroom One

12'9" x 9'5" (3.9 x 2.88)

Window to the rear aspect. Radiator

Bedroom Two

13'0" x 6'6" (3.97 x 2)

Window to the front aspect. Radiator.

Bedroom Three

9'7" x 6'5" (2.94 x 1.98)

Window to the rear aspect. Radiator.

Family Bathroom

Refitted with a modern white suite to consist of panel bath with mixer shower and rain shower attachments over. Wash hand basin set in a vanity unit. Low level w.c. Fully tiled walls. Heated towel rail.

Externally Rear

Laid with artificial grass, Recently installed pergola with roof for outside entertaining. Brick built storage shed. Timber panel fencing to the boundaries.

Externally Front

Off Road parking for one vehicle. Pathway to front entrance door. Picket fence to boundaries.

Agents Note

Local Authority: Rugby

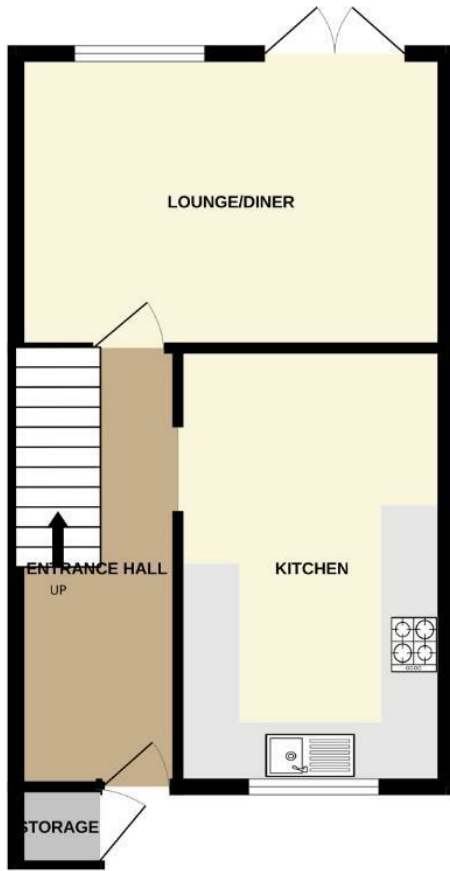
Council Tax Band: A

Energy Efficiency Rating: C

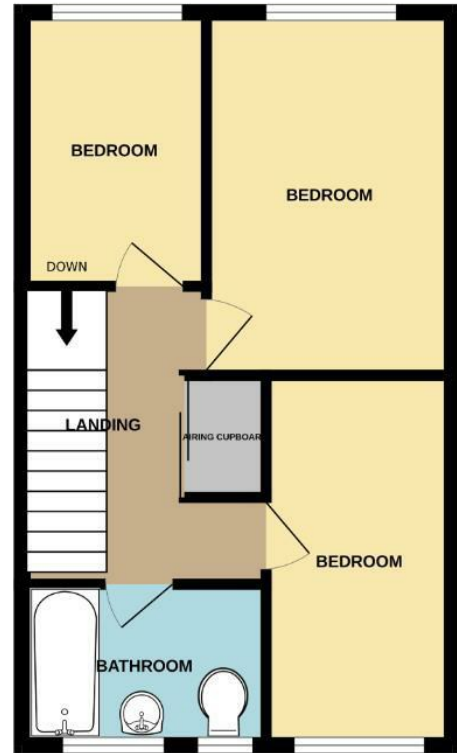




GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



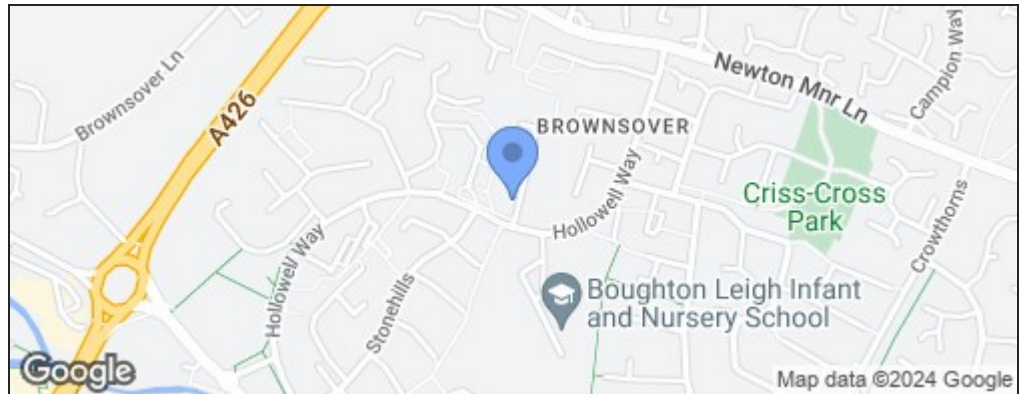
1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.

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			86
(81-91) B			
(69-80) C		71	
(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.