

**14 Brunswick Close  
Waterside  
RUGBY  
CV21 1XL  
£180,000**



- TWO BEDROOM
- CLOSE TO RAILWAY STATION
- FIRST FLOOR BATHROOM
- NO ONWARD CHAIN
- OFF ROAD PARKING

- MID TERRACE HOME
- IDEAL FIRST TIME PURCHASE
- UPVC DOUBLE GLAZING
- REAR GARDEN
- ENERGY EFFICIENCY RATING C

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PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom mid terrace home located in the popular area of Waterside. In brief the accommodation comprises; entrance hall, lounge, and fitted kitchen to the ground floor. To the first floor there are two bedrooms and a bathroom. This property benefits from upvc double glazing, gas radiator, central heating, a rear garden, and two off road parking spaces to the front of the property.

The property is situated within walking distance of Rugby train station (which operates mainline routes to both Birmingham and London Euston in under an hour) with easy access to 'Technology Park', 'Junction One' and 'Elliott's Field' leisure and retail parks with their wide range of High Street brand stores, Tesco supermarket, a health club and multiscreen cinema. The regions central motorway networks including the M1/M6 and M45 are all very easily accessible by road. The property has no onward chain.

### **Accommodation Comprises**

Entry via part glazed hardwood door into:

#### **Entrance Hall**

Alarm control system. Storage cupboard. Door to:

#### **Lounge**

14'7" x 9'9" (4.46m x 2.99m)

Window to front. Radiator. Stairs rising to first floor. Door to:

#### **Kitchen**

13'3" x 8'0" (4.05m x 2.46m)

Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl sink and drainer with mixer tap over. Electric oven and gas hob with extractor over. Space and plumbing for a washing machine. Space for a fridge/freezer. Wall mounted boiler. Understairs storage cupboard. Radiator. Window to rear. Door to rear garden.

#### **First Floor Landing**

Access to loft space. Doors off to bedrooms and bathroom.

#### **Bedroom One**

11'2" x 10'1" (3.41m x 3.08m)

Window to front. Radiator. Built in double wardrobe. Airing cupboard.

#### **Bedroom Two**

9'5" x 6'11" (2.88m x 2.11m)

Window to rear. Radiator.

#### **Bathroom**

With suite to comprise; bath with shower attachment, pedestal wash hand basin and low level w.c. Radiator. Extractor. Frosted window to rear.

#### **Front Garden**

Hardstanding providing off road parking for two cars. Areas laid to lawn. Flower and shrub border. Pathway to entrance.

#### **Rear Garden**

Mainly laid to lawn with patio area adjacent the rear of the property. Flower and shrub border. Timber fencing to rear and one side. Gated rear access.

### **Agents Note**

Local Authority: Rugby

Council Tax Band: B

Energy Efficiency Rating: C

There is currently no fence between this garden and one of the neighbouring gardens.



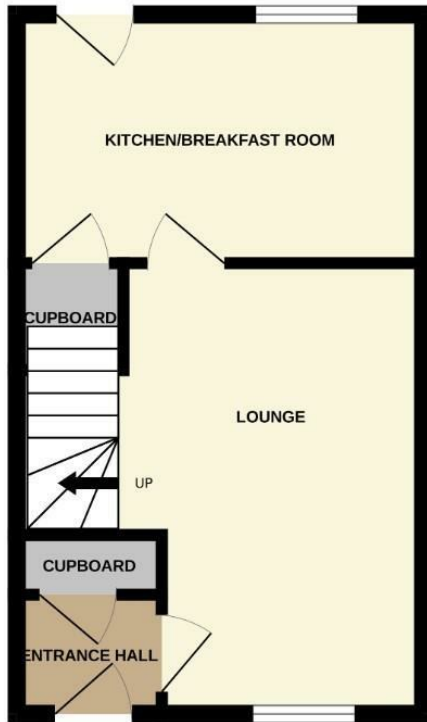




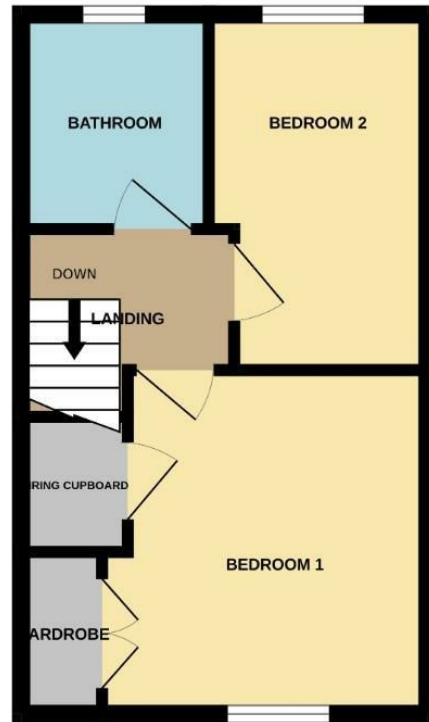




GROUND FLOOR

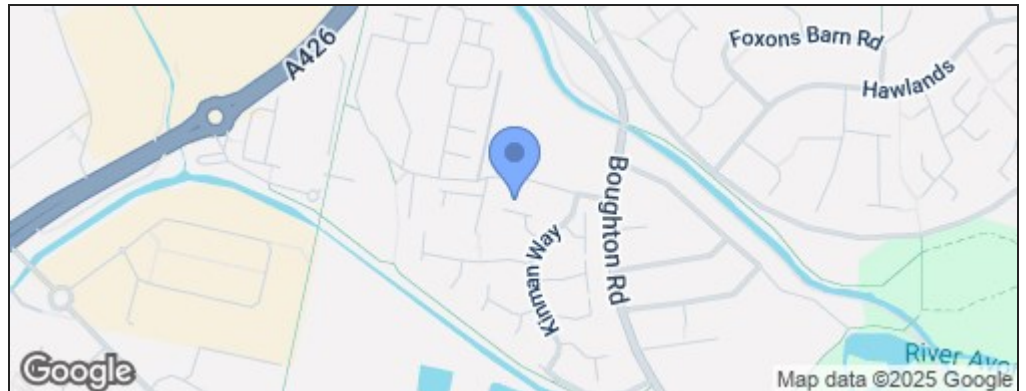


1ST FLOOR



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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.