





Property Description

Connells are pleased to market this three bedroom, spacious terraced property on Ennerdale in Brownsover, Rugby. Ennerdale in brief comprises of; entrance hall, downstairs cloakroom, lounge, kitchen/diner, three good size bedrooms and family bathroom. Externally, there is a rear garden, single garage and allocated off street parking to front, plus further on street parking available. This property also benefits from gas central heating throughout.

The property is situated in the popular area of Brownsover, which boasts a host of local amenities including a pharmacy, GP surgery, Community Centre, Tesco Express, Post Office, Chinese takeaway and the renowned Brownsover Fish Bar. Within walking distance of the property is Boughton Leigh Junior and Infant School, both of which are rated 'good' by Ofsted.

Ennerdale is also just a short drive to the Elliot's Field Retail Park and the Junction One retail park. It is also a short drive to Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

The property offers excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston in under 50 minutes.

Call us on today 01788 579880 to arrange your exclusive viewing on this must see property!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Main entrance hall with storage cupboard and stairs rising to first floor.

Downstairs Cloakroom

Low level WC, sink and window to rear.

Lounge

12' 8" x 12' 3" (3.86m x 3.73m)

Spacious lounge with window to rear.

Kitchen/Diner

22' 1" Maximum x 11' 7" Maximum (6.73m Maximum x 3.53m Maximum)

Kitchen/diner featuring a range of wall and mount base units and integrated oven with four gas hob. There is additional space for fridge freezer, washing machine and dish washer. Door leading to the rear garden and window to front.

Landing

Boiler cupboard, additional storage cupboard and loft hatch providing loft access.

Bedroom One

15' 10" x 8' 7" (4.83m x 2.62m)

Bedroom one features space for wardrobe and window to rear.

Bedroom Two

6' 10" x 15' 11" (2.08m x 4.85m)

Bedroom two features space for wardrobe and window to rear.

Bedroom Three

13' x 5' 7" (3.96m x 1.70m)

Bedroom three features space for wardrobe and window to rear.

Bathroom

Featuring walk in shower, low level WC, sink, towel rail and window to side.

Rear Garden

Low maintenance rear garden laid to lawn with patio.

Garage

Single detached garage to front with a storage area.

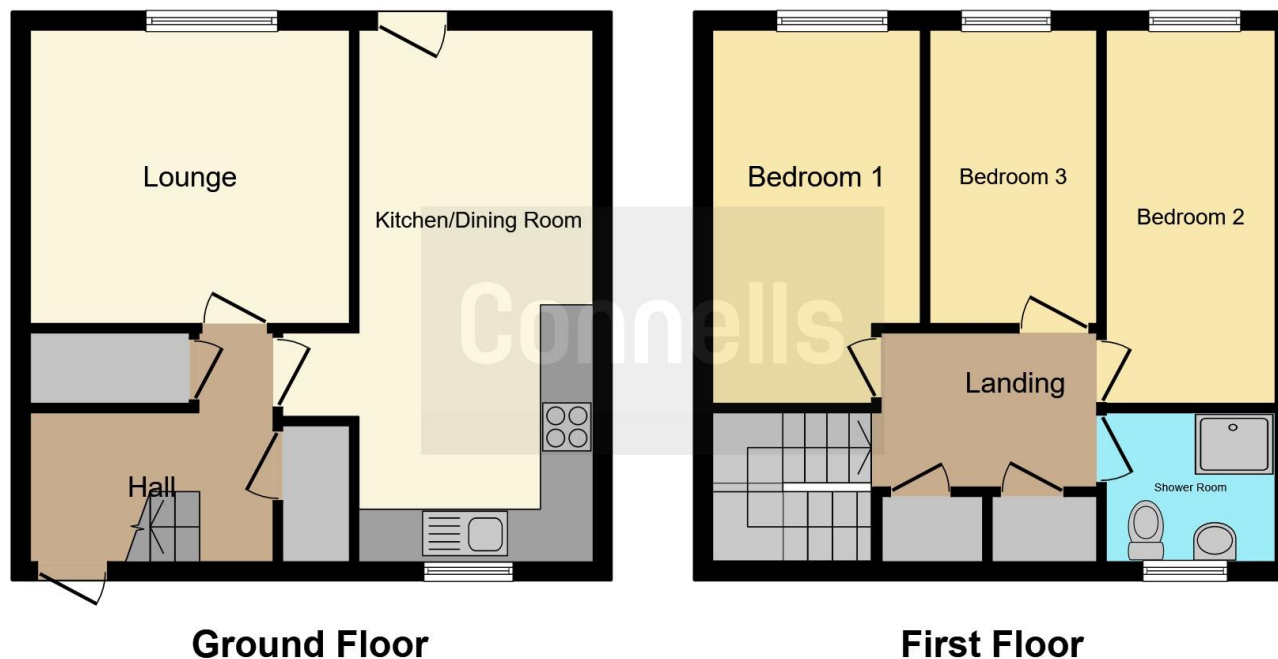
Parking

The property comes with allocated off street parking to front for one vehicle, plus further on street parking available.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY106973



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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