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3 Bedroom House - Semi-Detached
located on Avondale Road, Brandon
£350,000

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****THREE/FOUR BEDROOM BEAUTIFULLY PRESENTED SEMI-DETACHED HOME - TWO BATHROOMS & UTILITY - FLEXIBLE FAMILY LIVING - SPACIOUS PRIVATE GARDEN - SOUGHT AFTER VILLAGE LOCATION**** This is an exceptional opportunity to purchase a deceptively spacious family home on Avondale Road, Brandon. The property very briefly comprises; driveway, entrance hall, living room (boasting multi-fuel log burner), kitchen flowing through to dining area, a versatile sitting room previously utilised as a fourth bedroom with access to shower room WC. Followed by the utility/cloakroom, and spacious non-overlooked garden with storage shed, vegetable plot, paved seating area, double gated side access (ideal for motor home/caravan) and lawn/mature shrubs all to the ground floor. On the first floor off of the landing are three double bedrooms with integrated wardrobes and the family bathroom.

LOCATION

Brandon is a small Warwickshire village situated approximately mid-way between Rugby, Coventry and Royal Leamington Spa. A wide range of day-to-day shopping needs can be found in the larger village of Wolston, (2 miles away) or Binley Woods. There is an extensive range of shopping facilities in Rugby, Coventry and Leamington Spa. Rugby has a high speed train service giving access to London, Euston in under an hour. The area is also surrounded by an extensive road network, making access to the main motorway links quick and easy. There is also an excellent selection of state and private schools in Rugby, Leamington, Coventry and Warwick. The property is close to many bridleways, providing excellent off-road riding.

PROPERTY INFORMATION SUMMARY

Council Tax Band: D

Local Authority: Rugby

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 1172.00 sqft

Heating System: Gas Central Heating

Boiler Age: 2018

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification

£350,000

- THREE/FOUR DOUBLE BEDROOM FAMILY HOME
- TWO BATHROOMS AND UTILITY CLOAKROOM
- MULTI-FUEL LOG BURNER IN LIVING ROOM
- SOUGHT AFTER VILLAGE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN DINER





documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form



part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

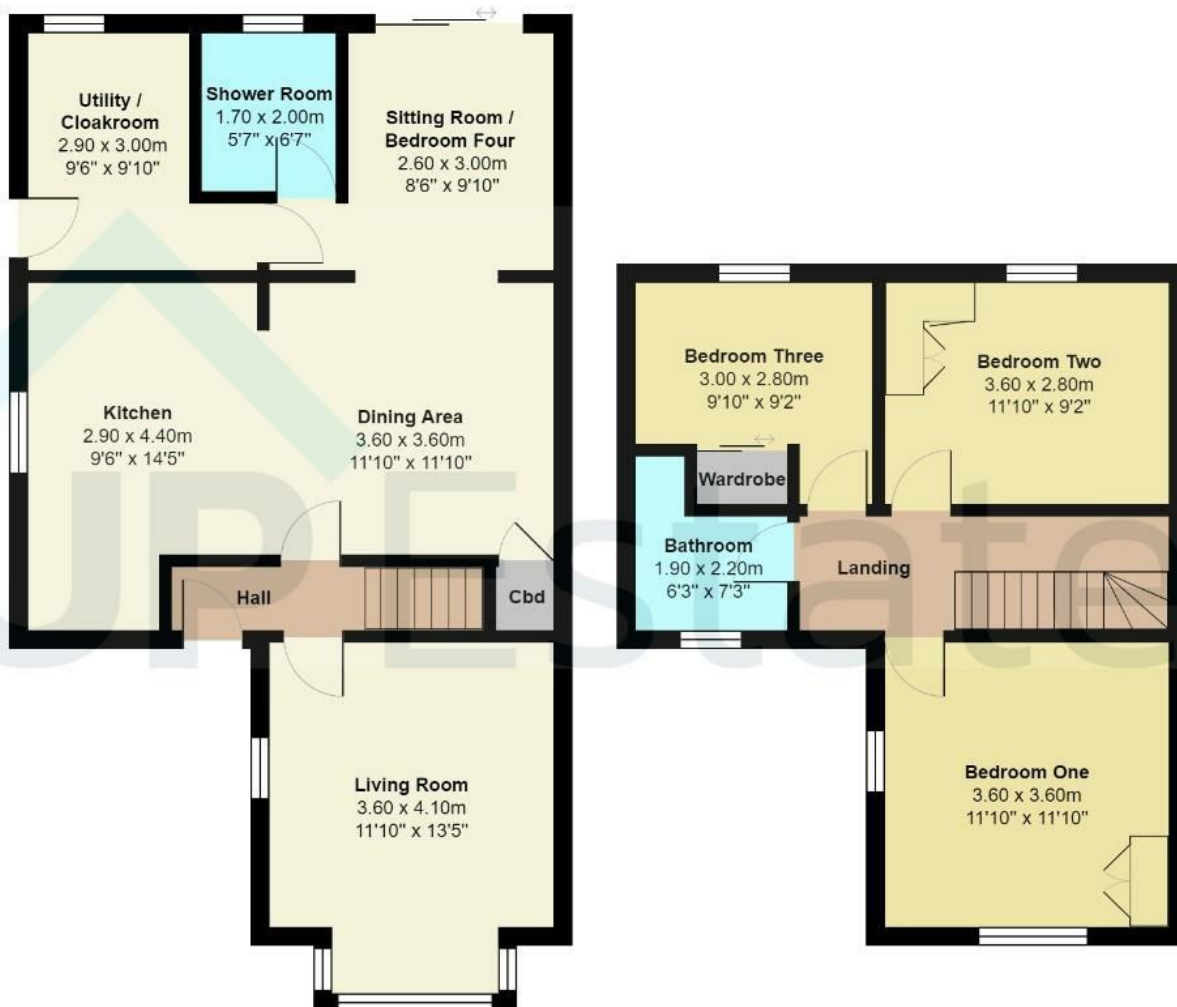
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Avondale Road, Brandon





Total Area: 108.9 m² ... 1172 ft²

All measurements are approximate and for display purposes only

CONTACT

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