

**98 Hawlands
Brownsover
RUGBY
CV21 1LJ**

Offers Over £265,000



- **THREE BEDROOMS**
- **GOOD ORDER THROUGHOUT**
- **CORNER PLOT**
- **PRIVATE REAR GARDEN**

- **SEMI DETACHED PROPERTY**
- **NO ONWARD CHAIN**
- **KITCHEN/DINER**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented, three bedroom semi detached property, situated on a corner plot in a popular residential location to the north of Rugby town centre. In brief, the accommodation comprises; entrance hall, lounge, spacious kitchen/diner, ground floor w.c. three well proportioned bedrooms, and a bathroom. The property additionally benefits from upvc double glazing and gas radiator central heating. Externally, there are front and rear gardens. This property is offered with NO ONWARD CHAIN.

Located on the North side of Rugby the 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 College, Rugby's retail parks, M6/M1 networks, and Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via upvc glazed door into:

Entrance Hallway

Stairs rising to first floor landing. Understairs storage area. Storage cupboard. Doors off to cloakroom, lounge, and kitchen/diner.

Cloakroom

Low level w.c. Radiator. Storage cupboard housing wall mounted boiler. Window to front.

Lounge

11'10" x 11'6" (3.61m x 3.51m)

Window to front. Radiator. Electric fire with surround. Door to:

Kitchen / Diner

21'4" x 9'6" (6.52m x 2.90m)

Fitted with a range of base and eye level units with work surface space. Stainless steel sink and drainer unit with mixer tap over. Gas hob with extractor over. Electric oven. Space and plumbing for a washing machine. Space for a fridge. Upvc glazed back door. French doors opening to rear garden.

First Floor Landing

Window to side. Airing cupboard. Doors off to bedrooms and bathroom.

Bedroom One

11'6" x 8'0" (3.52m x 2.46m)

Window to rear. Radiator.

Bedroom Two

11'6" x 10'0" (3.52m x 3.05m)

Window to front. Radiator.

Bedroom Three

9'10" x 9'6" (3.01m x 2.90m)

Window to rear. Radiator. Access to part boarded loft.

Bathroom

With suite to comprise; bath with shower and shower screen over, pedestal wash hand basin, and low level w.c. Extractor fan. Window to front elevation.

Front Garden

Mainly laid to lawn with shrubs. Pathway to entrance. Gated access to rear garden.

Rear Garden

Enclosed by timber fencing. Paved area. Lower stoned area with shrubs and plants. Further segregated with a lawn and hedging to borders. Shed and greenhouse.

Agents Note

Council Tax Rating: C

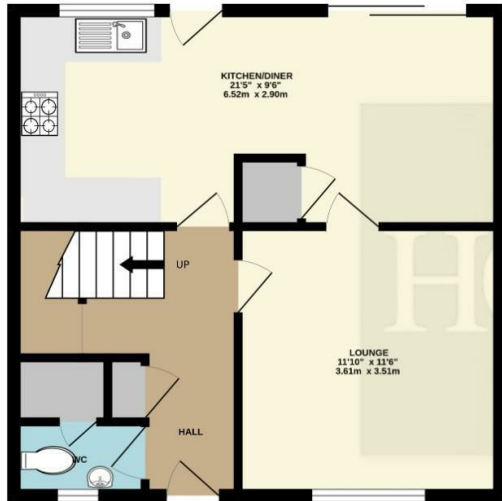
Energy Efficiency Rating: C



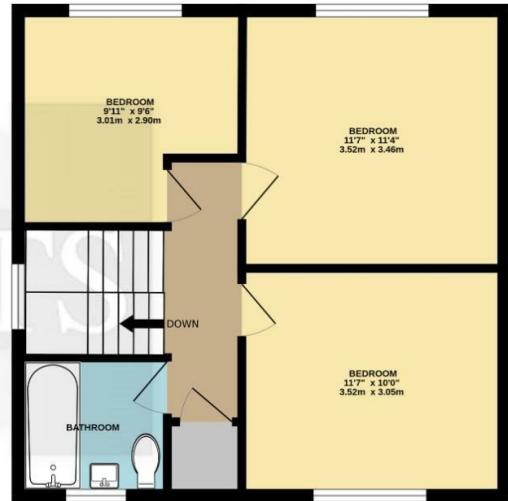




GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.

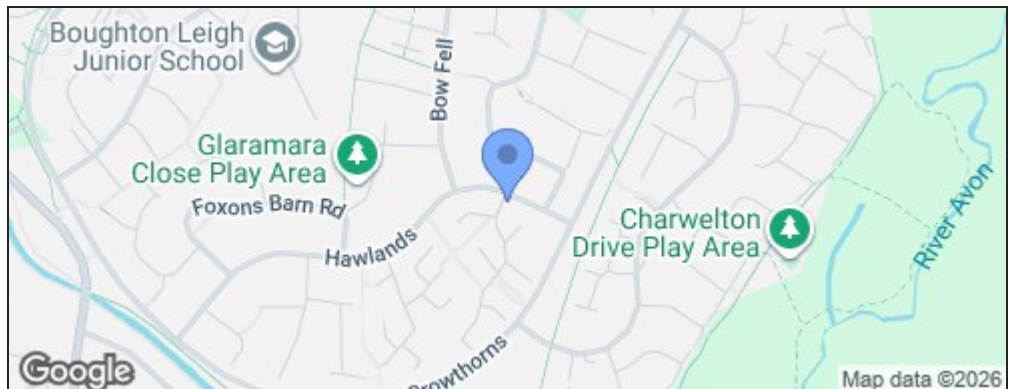


1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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			
(81-91) B			
(69-80) C		73	78
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.