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Grasmere Close, Brownsorver  
Offers in the region of £215,000

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ESTATE AGENTS

# Grasmere Close, Brownsomer, Rugby

Welcome to this charming three-bedroom end of terrace house located on Grasmere Close in the desirable area of Brownsomer, Rugby. Built in the late 1960s, this property offers a blend of classic design and modern comforts, making it an ideal family home. As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features three well-proportioned bedrooms, ensuring ample space for family members or guests. The two bathrooms, including a convenient downstairs WC, add to the practicality of the home, catering to the needs of a busy household. The property benefits from gas central heating, ensuring a cosy environment throughout the colder months. Additionally, a garage is included, providing secure parking and extra storage space, which is always a valuable asset.

One of the standout features of this property is that there is no onward chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for those looking to move in quickly and settle into their new home without delay.

## Entrance Hall

Entered via double glazed door. Doors to

## Cloakroom / Utility Room

Storage space/. Low flush WC. Window to front.

## Kitchen / Dining Room 21'5" x 7'4" (6.55 x

2.24 )

An array of built in kitchen units ,built in oven and hob with stainless steel sink unit and drainer. Eye level units. Space for fridge freezer. door to the garden ,Double glazed window and radiator.

Dining area. Window to rear. Door to

## Lounge 11'5" x 11'8" (3.48 x 3.58 )

Double glazed window and radiator



## First Floor Landing

Doors of to

### Bedroom One 13'5" x 8'7" (4.11 x 2.62)

Built in wardrobes ,Double glazed window and radiator

### Bedroom Two 12'2" x 8'5" (3.73 x 2.59 )

Double glazed window and radiator

### Bedroom Three 11'3" x 5'8" (3.45 x 1.75)

Double glazed window and radiator

## Family Bathroom

Bath with shower unit ,Toilet and sink basin ,Double glazed window and radiator

## Outside

Rear garden is laid to stone chippings and paving. Fully enclosed. Rear pedestrian access.

## Garage

Single garage with up and over door.

## About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

## Rugby Borough Council

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR

## Agents Note

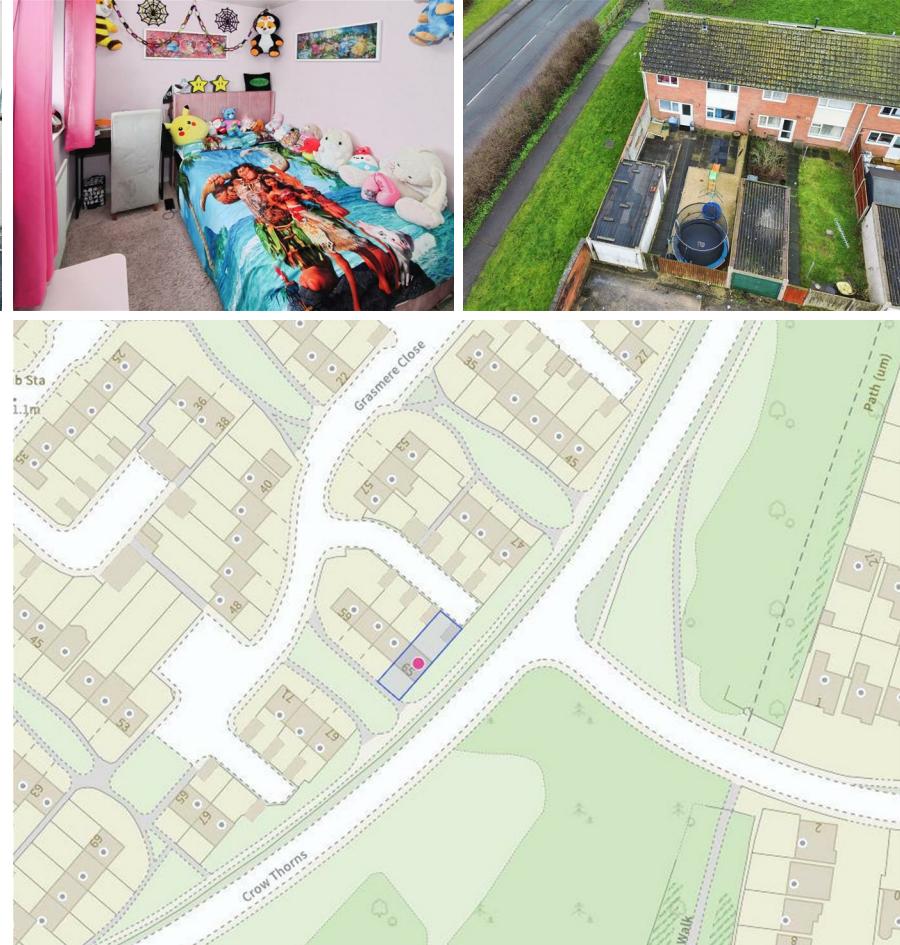
"Please note the property previously experienced an isolated water ingress event which was dealt with by Severn Trent due to a damaged water main. Professionally managed repairs and improvements were carried out, and supporting



documentation can be made available to prospective purchasers."



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	70
(81-91)	B	77
(69-80)	C	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.