

**72 Hawlands
Brownsover
RUGBY
CV21 1LJ**

Guide Price £240,000



- **THREE BEDROOM END OF TERRACE**
- **OPEN PLAN KITCHEN DINER**
- **DOUBLE GLAZING**
- **NO ONWARD CHAIN**

- **OFF ROAD PARKING & GARAGE IN BLOCK**
- **GROUND FLOOR W.C**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no onward chain, this three bedroom end terrace house sits within a well regarded residential area in Brownsover. The ground floor provides an entrance hall leading to a comfortable lounge and a bright kitchen and dining room, with a w.c. completing the layout. Upstairs, three bedrooms are served by a family bathroom, creating a practical arrangement for everyday living. The home benefits from upvc double glazing, gas radiator central heating, off road parking, a front and side garden and an enclosed rear garden. There is also a single garage in a block adjacent to the property.

Brownsover lies on the north side of Rugby and is known for its excellent range of local amenities. Shops, takeaways, a chemist, doctors surgery, church and community centre are all close at hand, along with well regarded schools. Rugby College and the towns retail parks are easily reached, while the M1 and M6 motorway networks provide straightforward regional access. Rugby Railway Station offers mainline services to London Euston and Birmingham New Street, making this a convenient location for commuters and those who value strong transport links.

Accommodation Comprises

Entry via upvc door with obscure double glazed panel into:

Entrance Hall

Dog leg staircase rising to first floor landing with understairs storage area. Built in storage cupboard. Radiator. Door to w.c. Doors off to lounge and kitchen/diner.

Downstairs W.C.

Low flush w.c. Wash hand basin. Part tiled walls. Radiator. Obscure double glazed window to front elevation. Cupboard housing electric meter and consumer unit.

Lounge

11'8" x 11'6" (3.56 x 3.51)

Double glazed window to front. Radiator. Television aerial point. Wall mounted electric fire. Doorway into:

Kitchen / Diner

21'4" x 9'3" (6.52 x 2.84)

Dining Area

Double glazed patio door to rear. Laminate flooring. Radiator. Breakfast Bar. Chrome ladder radiator.

Kitchen Area

Fitted with a range of base and eye level units. Work surface space incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Tiled splash backs. Built in oven and hob with extractor over. Built in fridge/freezer. Space and plumbing for a washing machine. Double glazed window to rear. Double glazed door to rear.

First Floor Landing

Half landing with radiator. Airing cupboard housing a combination boiler. Doors off to bedrooms and bathroom.

Bedroom One

11'6" x 11'1" (3.51 x 3.39)

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Two

11'6" x 9'10" (3.51 x 3.01)

Double glazed window to front. Radiator.

Bedroom Three

9'10" x 9'8" (3.00 x 2.97)

Double glazed window to rear. Radiator. Access to loft space.

Bathroom

Low flush w.c. Pedestal wash hand basin. Panelled bath with gravity shower and electric shower over. Part tiled walls. Radiator. Obscure double glazed window to the front.

Front and Side Garden

Block paved driveway providing off road parking for several vehicles. Area laid to lawn. Picket fence. Gated access to rear garden.

Rear Garden

Patio area. Decking area. Area laid to lawn. Garden shed. Enclosed by brick wall and timber fencing.

Agents Note

Council Tax Band: B

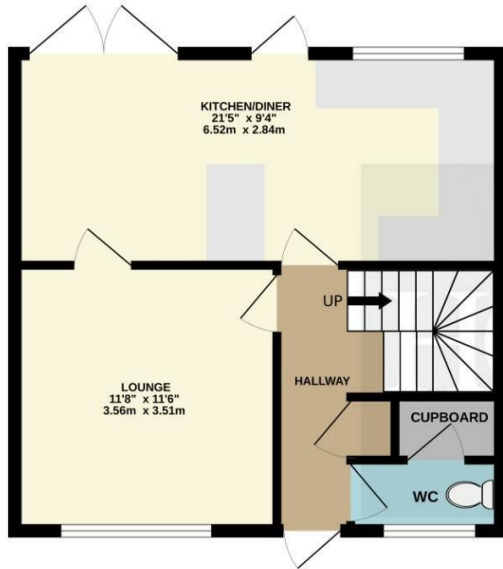
Energy Efficiency Rating: D



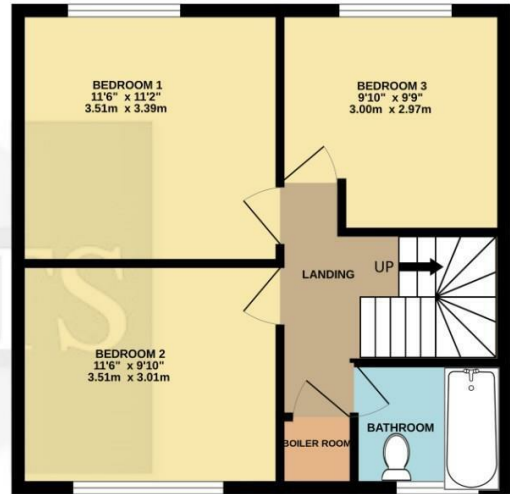




GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

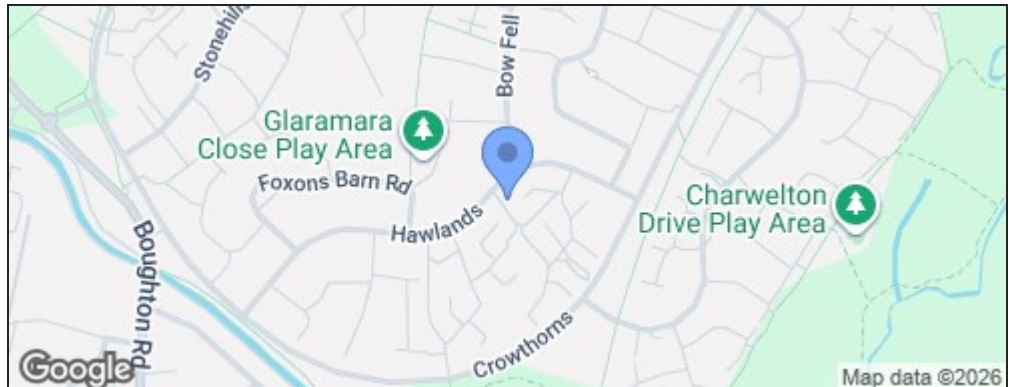


72 HAWLANDS

TOTAL FLOOR AREA : 898 sq.ft. (83.4 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		
(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	74



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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.