111 Hawlands
Brownsover
RUGBY
CV21 1JR

£1,450 PCM









- THREE BEDROOM
- AVAILABLE MID JANUARY
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- OFF ROAD PARKING
- SEMI DETACHED
- UNFURNISHED
- FAMILY ROOM
- GROUND FLOOR CLOAKROOM
- ENERGY EFFICIENCY RATING B

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AVAILABLE JANUARY AN extended three bedroom semi detached property located in a popular residential area, close to a range of amenities. In brief the accommodation comprises; entrance porch, lounge/dining room, family room, downstairs cloakroom, kitchen with appliances, three bedrooms and a bathroom. Externally there is off road parking and an enclosed rear garden. The property also benefits from gas radiator heating and upvc double glazing. **UNFURNISHED**

Accommodation Comrpises
Entry via partly glazed upvc door into:

Entrance Porch
With coat hanging space. Partly glazed internal door into:

Lounge / Dining Room
22'6" x 11'8" (6.87m x 3.56m)
Window to front aspect. Two radiators. Wood laminate floor covering. Sliding door to kitchen. Twin doors to family room. Door to stairs rising to first floor. Inset spotlights.

Family Room
14'8" x 9'8" (4.48m x 2.95m)
Two windows to rear. Upvc partly glazed door to rear garden. Radiator. Wood laminate floor covering. Inset spotlights. Sliding door to:

Downstairs Cloakroom
Low level w.c. with concealed cistern. Wall mounted wash hand basin. Space and plumbing for a washing machine. Fully tiled walls. Tiled floor. Towel radiator. Extractor fan. Inset spotlights.

Kitchen
10'3" x 7'11" (3.14m x 2.43m)
Refitted with a range of base and eye level units with granite work tops incorporating a sink unit with mixer tap and cold water filter tap over. Build in gas and induction hob with extractor fan over. Single oven and steam oven. Fitted fridge freezer. Fitted dishwasher. Inset spotlights. Tiled floor. Part glazed upvc door to side.

First Floor Landing
Access to loft. Frosted window to side elevation.

Bedroom One
10'5" x 12'0" (3.20m x 3.66m)
Window to front. Radiator.

Bedroom Two
10'5" x 10'8" max (3.20m x 3.27m max)
Window to rear. Linen cupboard. Radiator.

Bedroom Three
9'6" x 8'9" (2.90m x 2.69m)
Window to front. Radiator.

Bathroom
Newly fitted three piece suite to comprise; panel bath with mixer shower and electric shower, wash hand basin with vanity unit and low level w.c. with concealed cistern. Inset spotlights. Fully tiled walls. Frosted window to side elevation. Radiator towel rail.

Front Garden
Block paved driveway giving off road parking for several vehicles. Pathway to entrance.

Rear Garden
Hard landscaped. Fully paved with raised flower and shrub borders. Enclosed by timber panel fencing. Side pedestrian access.

Agents Note
Deposit: £1673.07
Council Tax Band: C
Energy Efficiency Rating: B

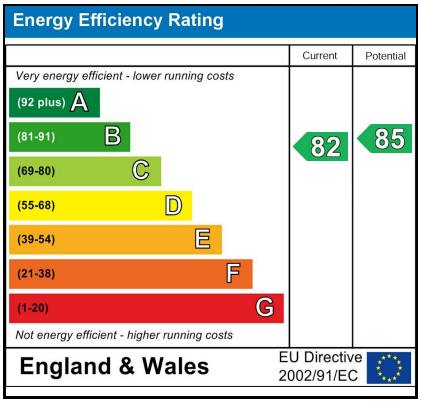


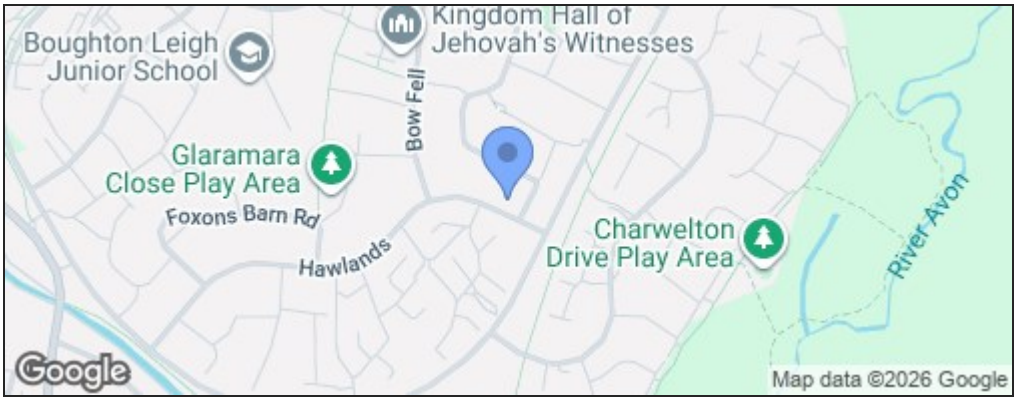







RUGBY
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