46 Coniston Close, Brownsover
RUGBY
CV21 1LG

Guide Price £240,000

- EXTENDED THREE BEDROOM END TERRACE
- REFITTED KITCHEN/BREAKFAST
- DOWN STAIRS W.C.
- FITTED UPSTAIRS BATHROOM
- ALLOCATED PARKING
- OPEN PLAN LIVING
- LOUNGE/DINING ROOM
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING D

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This EXTENDED three bedroom end terrace home sits on a generous corner plot in a well regarded part of Brownsover, offering a layout that has been thoughtfully improved to enhance everyday living. The ground floor features a spacious lounge and an open plan kitchen and dining area, with extensions to both the front and rear creating a greater sense of light and space. A downstairs toilet adds welcome convenience. Upstairs, three bedrooms include two comfortable doubles, all served by a fitted family bathroom. The home benefits from gas central heating, upvc double glazing, an enclosed rear garden and an allocated off road parking space. It is offered with no onward chain.

Brownsover lies on the north side of Rugby and is known for its excellent range of amenities. Shops, takeaways, a chemist, doctors surgery, church and community centre are all close at hand, along with well regarded schools that appeal to families of all ages. The area provides easy access to Rugby College, the town's retail parks and the M1 and M6 motorway networks. 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
Enter via upvc double glazed door into:

Porch
Upvc double glazed window to side and front aspects. Vinyl flooring. Wood panelling. Shelving and shoe space. Door to w.c. Enter via obscure upvc double glazed door into lounge.

Ground Floor W.C.
Half height wood panelling to. Low flush w.c. Wall mounted hand wash basin with mixer tap over. Vinyl flooring. Coving to ceiling.

Hallway
Stairs rising to first floor. Understairs storage. Radiator. Laminate flooring. Storage cupboard housing electric meter and fuse box. Glazed door to kitchen.

Kitchen
13'3" x 9'9" (4.06 x 2.99)
Fitted with a range of white high gloss, soft close base and wall mounted units. Roll top work surface space with Franke resin sink with mixer tap over. Built in Hotpoint gas hob with extractor over, and Hotpoint grill and oven. Space and plumbing for a washing machine. Built in fridge/freezer. Radiator. Upvc double glazed window to rear aspect. Granite effect tile flooring. Open to lounge/diner.

Lounge / Diner
13'1" x 11'5" by 12'3" x 11'5" (4.00 x 3.49 by 3.74 x 3.49)
Upvc double glazed window to front aspect. Upvc double glazed French doors opening to rear garden. Oak effect flooring. Feature brick wall. Recess shelving.

First Floor Landing
Laminate flooring. Storage cupboard. Doors off to:

Bathroom
9'9" x 6'2" (2.99 x 1.88)
Corner bath with mixer tap over and wall mounted Briston Electric shower. Pedestal wash hand basin with mixer tap over. Wall mounted w.c. Chrome radiator. Tiled walls. Tiled flooring. Spotlights. Two upvc obscure glazed window to front aspect.

Bedroom Three
11'5" x 5'7" (3.49 x 1.71)
Upvc double glazed window to front aspect. Radiator. Laminate flooring.

Bedroom One
Upvc double glazed window to rear aspect. Radiator.

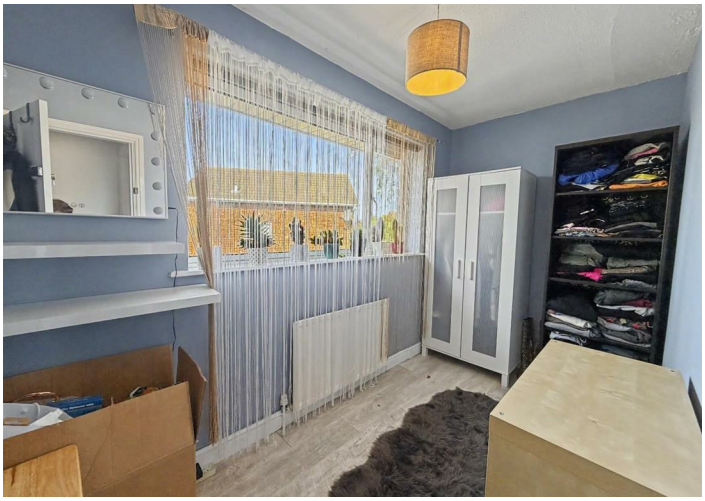
Bedroom Two
9'11" x 7'8" (3.04 x 2.34)
Upvc double glazed window to rear aspect. Built in wardrobes to one wall. Radiator.

Front Garden
Pathway to entrance. Corner plot. Range of mature shrubs trees and hedges.

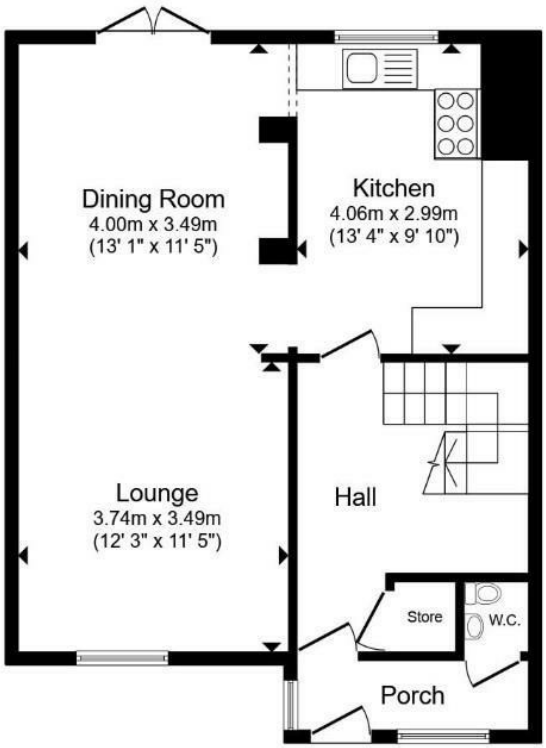
Rear Garden
Mainly laid to lawn. Decking area ideal for al-fresco dining. Enclosed by timber fencing and brick wall. Gated access to parking. Shed. Mature plants, shrubs and trees.

Agents Note
Council Tax Band: B
Energy Efficiency Rating: D

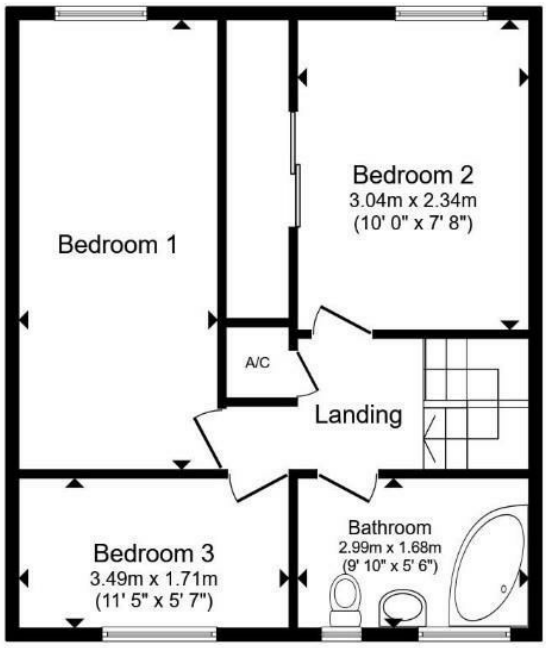
ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.



BEST SEAT
in the House

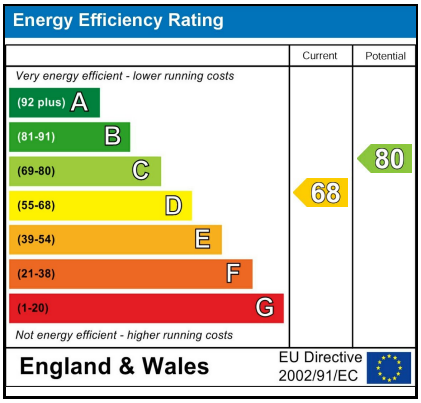


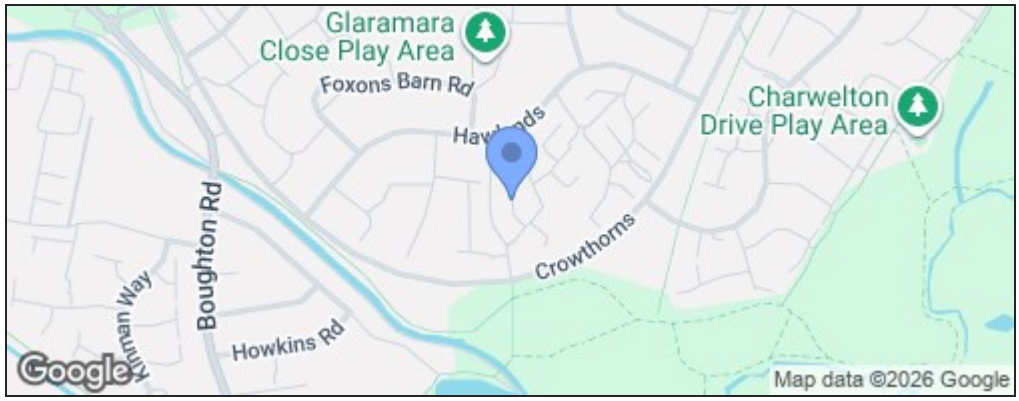
Ground Floor



First Floor

Total floor area 106.2 m² (1,143 sq.ft.) approx





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