17 Kirkstone
Brownsover
RUGBY
CV21 1PU

Guide Price £215,000

- TWO BEDROOM SEMI DETACHED
- FITTED KITCHEN
- NEW COMBI BOILER
- ENCLOSED REAR GARDEN
- EV CHARGING POINT
- SPACIOUS LOUNGE
- REFITTED MODERN BATHROOM
- DOUBLE GLAZING
- OFF ROAD PARKING AND GARAGE
- ENERGY EFFICIENCY RATING D

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A two-bedroom semi-detached home offering a garage, rear garden and a practical kitchen/diner. The property benefits from gas-fired central heating with a newly fitted boiler, double glazing and off-road parking. The ground floor includes an entrance porch, a spacious lounge and a fitted kitchen/diner. Upstairs, there are two double bedrooms and a refitted family bathroom.
Outside, the home features a driveway with an EV charging point, a front garden and an enclosed rear garden. The property is situated close to local amenities, Rugby railway station and motorway links. Located on the north side of Rugby, the area offers a good range of everyday facilities including shops, takeaways, a chemist, doctors' surgery, church, community centre and well-regarded schools. There is also easy access to Rugby College, the town's retail parks, the M1/M6 networks and Rugby Railway Station, which provides mainline services to London Euston and Birmingham New Street.

Accommodation Comprises
Entry via part glazed front entrance door leading into:

Entrance Porch
Double glazed window to front aspect. Space for storage and coat hooks. Laminate flooring. Solid door leading into:

Lounge
17'4" x 12'9" (5.30m x 3.90m)
Double glazed windwow to front aspect. Coved ceiling. Laminate flooring. Stairs rising to first floor. Door to:

Kitchen / Diner
12'9" x 12'1" (3.90m x 3.70m)
Fitted with a range of base and eye level units with work surface space, incorporating a stainless steel sink unit with mixer tap. Breakfast bar. Tiled walls. Space for a gas cooker with extractor over. Space and plumbing for a washing machine. Space for a fridge/freezer. Chrome ladder radiator. Double glazed window to rear. Part glazed door opening to rear garden.

First Floor Landing
Access to loft space. Doors to:

Bedroom One
12'9" x 9'2" (3.90m x 2.80m)
Double glazed window to front. Radiator.

Bedroom Two
9'6" x 8'10" (2.90m x 2.70m)
Double glazed window to rear aspect. Storage cupboard housing newly fitted boiler. Radiator.

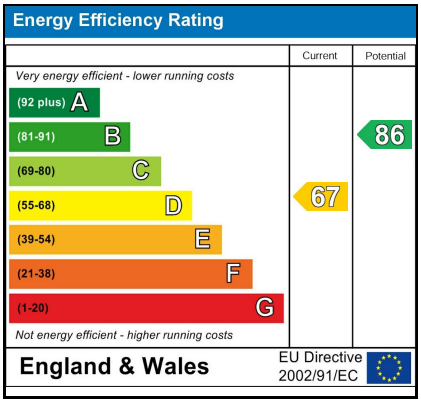
Refitted Bathroom
Large bath with tap over. Vanity storage unit with inset wash hand basin. Low level w.c. Chrome radiator. Tiled walls. Tiled floor. Obscure upvc double glazed window to side aspect.

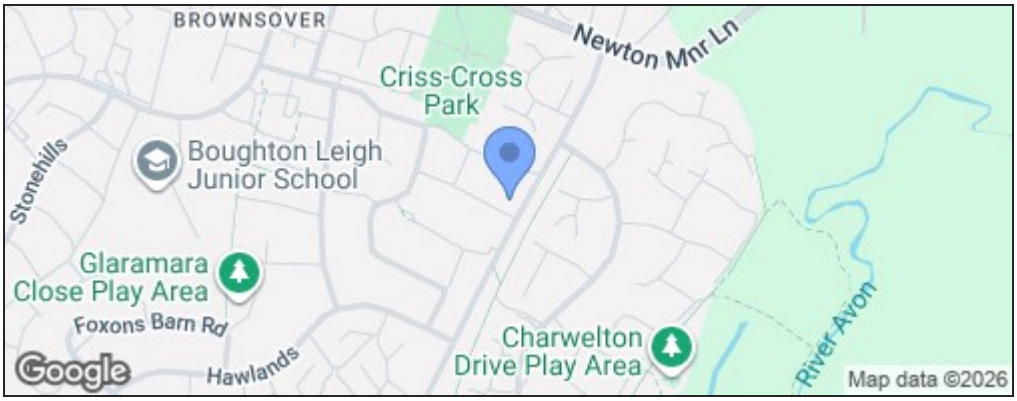
Front Garden
Variety of mature shrubs and flowers. Driveway providing off road parking and leading to garage. Pathway to entrance. EV charging point.

Garage
Up and over style door. Loft storage. Lighting and power. Personal door to rear garden.

Rear Garden
Mainly laid to lawn with flower and shrub borders. Patio area. Garden shed. Enclosed by timber fencing.

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





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