

**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 TBC**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

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.

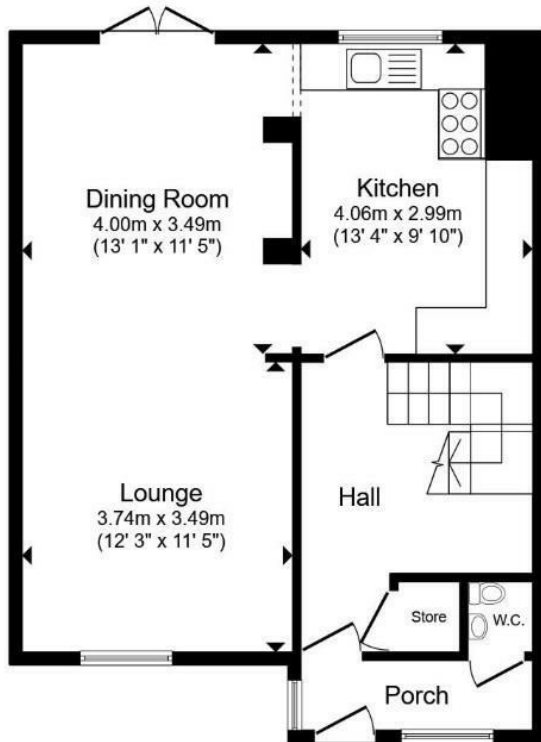
Agents Note

Council Tax Band: B

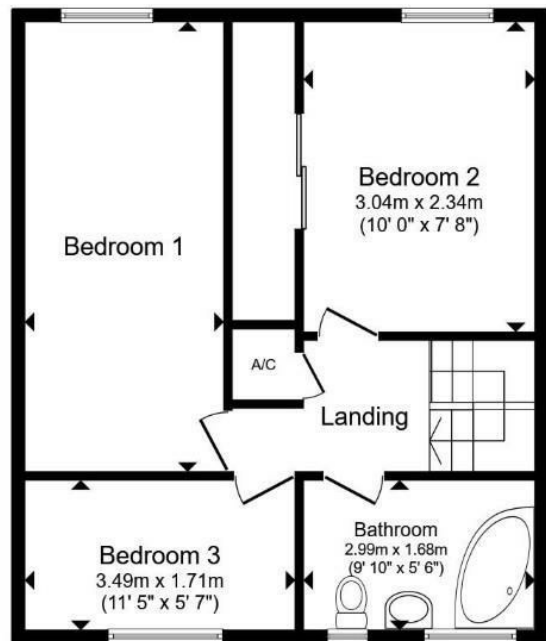
Energy Efficiency Rating: TBC







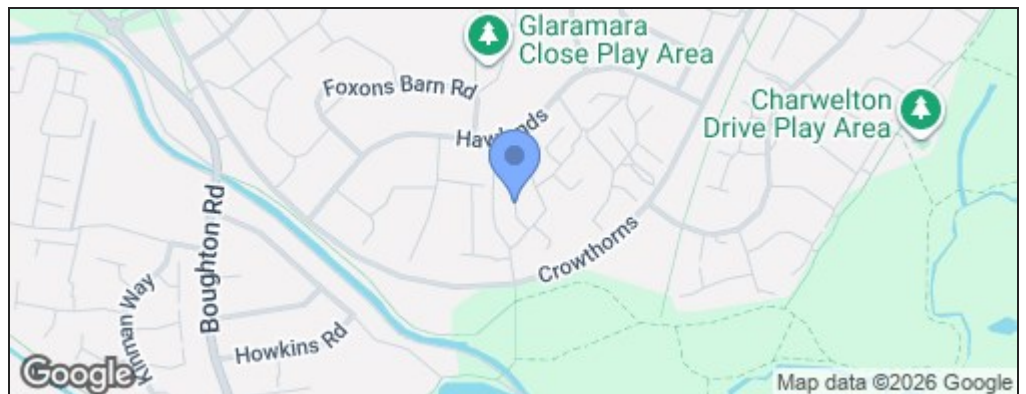
Ground Floor



First Floor

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

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	



Disclaimer

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.