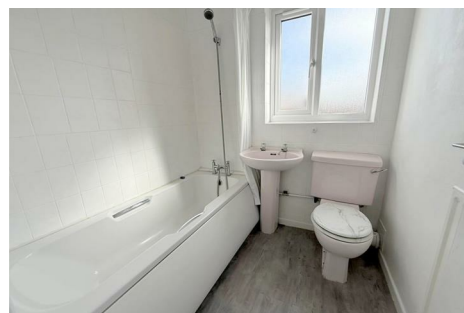


**20 Junewood Close
Brownsover
RUGBY
CV21 1QR
£185,000**



- TWO BEDROOM
- LOUNGE
- FIRST FLOOR BATHROOM
- OFF ROAD PARKING
- GAS RADIATOR HEATING

- MID TERRACE HOME
- KITCHEN/DINING ROOM
- ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING C

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



PERSONAL • PROFESSIONAL • PROACTIVE

A two-bedroom mid terrace home in the popular Brownsover area, offering an excellent opportunity for first-time buyers or investors. The property includes an entrance lobby, a comfortable lounge, and a kitchen/diner with space for everyday dining. Upstairs are two double bedrooms and a bathroom. Outside, there is an enclosed rear garden along with off road parking.

Brownsover sits on the north side of Rugby and provides a wide range of local amenities, including shops, takeaways, a chemist, doctors' surgery, church, community centre, and well-regarded schools. The location also offers straightforward access to Rugby College, the town's retail parks, the M6/M1 motorway networks, and Rugby Railway Station, which provides mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via composite door into:

Entrance Lobby

Stairs rising to first floor. Electricity meter. Laminate flooring. Opening into:

Lounge

4.45m x 3.81m

Double glazed window to the front. Radiator. Television aerial point. Telephone point. Understairs cupboard. Laminate flooring. Door to:

Kitchen/Diner

4.45m x 2.35m

Laminate flooring.

Dining Area

Radiator. Double glazed doors to rear garden.

Kitchen Area

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink unit. Space for a cooker. Space for a fridge. Space and plumbing for a washing machine. Wall mounted combi boiler. Double glazed window to rear.

First Floor

Doors off to bedrooms and bathroom.

Bedroom One

4.45m x 2.56m

Double glazed window to front. Radiator.

Bedroom Two

3.60m x 2.62m

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

Bathroom

Panel bath with shower attachment and tiled wall. Pedestal wash hand basin. Low flush w.c. Laminate flooring. Radiator. Obscure double glazed window to rear.

Front Garden

Laid to lawn with off road parking for one vehicle.

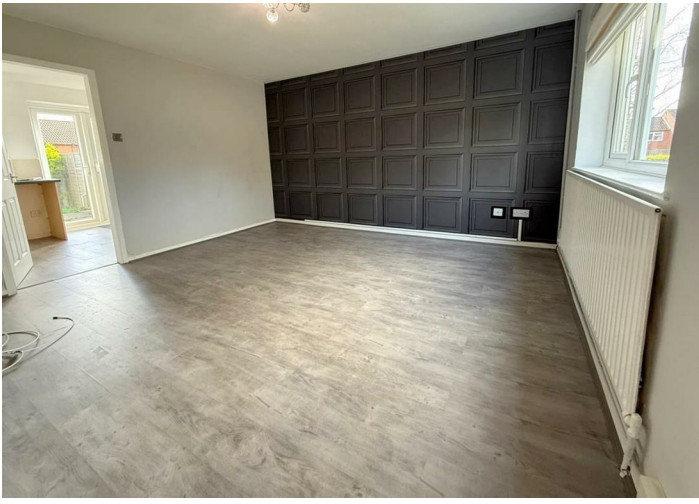
Rear Garden

Mainly laid to lawn. Patio area. Timber fencing. Rear pedestrian access.

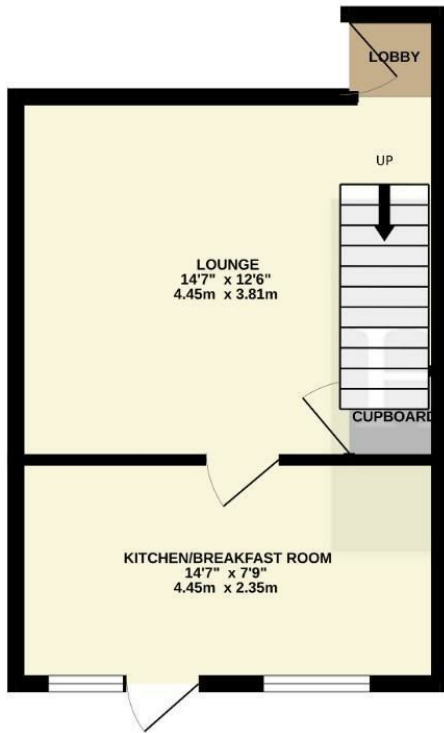
Agents Note

Council Tax Band: A

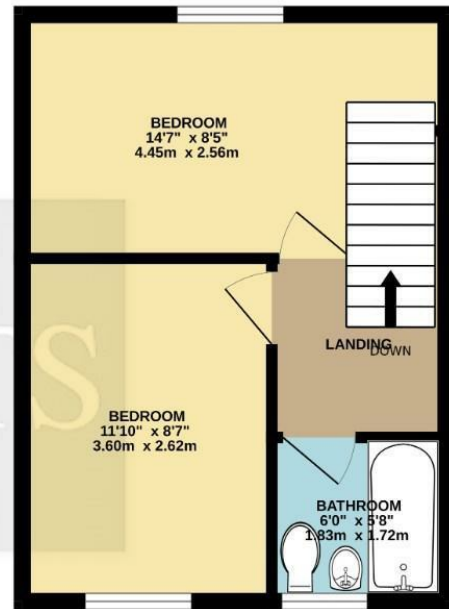
Energy Efficiency Rating: C



GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



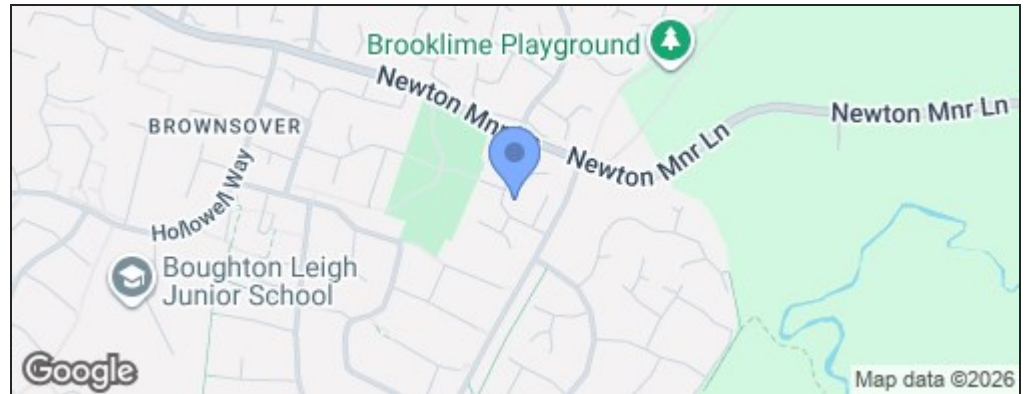
1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 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			88
(69-80) C		71	
(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.