



Yale

CLASSIC  
ALARM

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**Dun Cow Close, Rugby, Warwickshire**  
**Guide Price £279,000**





# Dun Cow Close, Rugby, Warwickshire

A deceptively spacious and well presented three bedroom house in the sought after Village of Brinklow. The village has a wealth of local amenities and is convenient for all amenities and key road networks. The accommodation includes a kitchen, cloakroom/WC and living room with doors into a conservatory and private rear garden. There are three well proportioned bedrooms and a family bathroom to the first floor. Outside there are low maintenance front and rear gardens and car port leading to a single garage. NO CHAIN

## Entrance

Having a canopy entrance porch and part glazed entrance door leading to the entrance hall.

## Entrance Hallway

There are stairs with balustrade and spindles rising to the first floor, under stairs storage cupboard, central heating radiator, vinyl flooring, power and two ceiling light points.

## Downstairs Cloakroom/WC

A ground floor cloakroom having a low-level WC, handbasin, extractor fan and ceiling light point.

## Kitchen/Breakfast 9'10" x 8'3" (3.01 x 2.54)

A kitchen breakfast room with work surfaces to two sides incorporating steel sink unit with mixer tap over, a range of base units, drawers and wall mounted cupboards, inset four ring gas burner hob with integrated oven below, space and plumbing for washing machine, fridge freezer, cupboard housing the boiler, Double glazed window, central heating radiator, power and ceiling light point.





**Sitting Room 15'2" x 7'8" in 10'5" ax (4.64 x 2.34 min 3.18 max)**

A light and airy lounge having rear French doors leading to the conservatory and rear garden, double glazed window, central heating radiator, electric fire, power, and ceiling light point.

**Conservatory 12'4" x 8'1" (3.76 x 2.47)**

Double glazed with French Doors to garden,

**First Floor Landing**

A first floor landing with balustrade and spindles. central heating radiator, ceiling light point and access to the loft space.

**Bedroom One 12'0" x 8'10" (3.67 x 2.71)**

A double bedroom with a front double glazed window, central heating radiator.

**En-Suite**

Window to front. Shower, WC and washbasin.

**Bedroom Two 16'2" x 7'10" (4.93 x 2.41)**

Front and rear double glazed window, central heating radiator, and ceiling light point.

**Bedroom Three 8'2" x 8'9" (2.51 x 2.68)**

A double bedroom with a front double glazed window, central heating radiator, ceiling light point and access to the roof void.

**Bathroom**

A family bathroom comprising a panel bath with attachment shower over, low-level WC, pedestal wash basin with tiled splash backs, Opaque double glazed window, central heating radiator, extractor fan and ceiling light point.

**Outside Of The Property**

Front Garden

There is a small front garden, a carport and single garage (5.40 x 2.55)

Rear Garden

Enclosed with fencing. Mainly laid to lawn.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band:

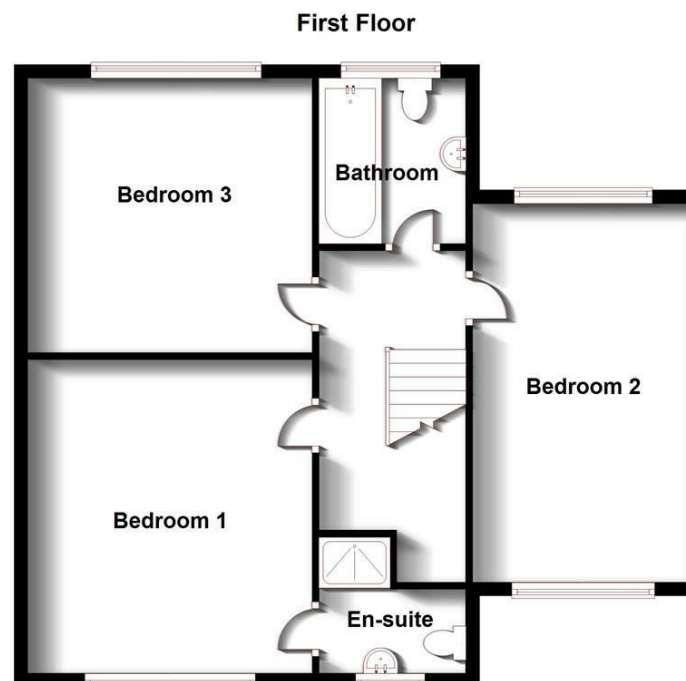
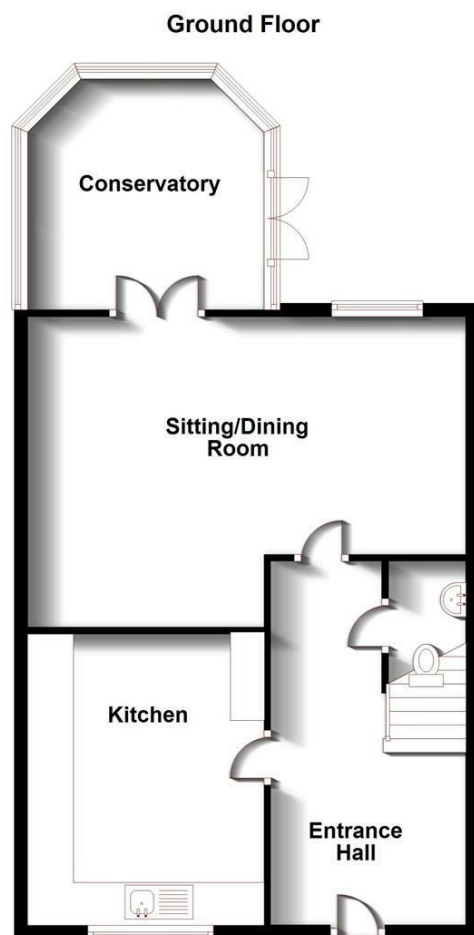
**Tenure**

Freehold

**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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