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Copeland, Brownsover
Asking Price £199,950

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Copeland, Brownsover, Rugby

Complete Estate Agents are pleased to offer this delightful three-bedroom terraced home, ideally suited to first-time buyers and families alike. The property features a well-proportioned reception room, three spacious bedrooms and a conveniently located bathroom.

Comfortable and practical, the home benefits from gas central heating, double glazing, solar panels and a garage, providing secure parking and useful storage. Offered with no onward chain, it's ready for its next owners to make it their own.

Entrance Hall

Entered via double glazed door. Storage cupboard. Doors to

Cloakroom

Low flush WC. Wash hand basin. Window to front.

Lounge 12'4" x 12'9" (3.77 x 3.89)

Radiator. Window to rear.

Kitchen / Dining Room 22'2" x 8'4" (6.76 x 2.55)

An array of base cupboards and drawers. Stainless steel sink unit. Built in electric fan assisted oven with hob and extractor above. Eye level units. Plumbing for a washing machine. Radiator.



First Floor Landing

Cupboard housing gas central heating boiler serving domestic hot water and radiators throughout. Linen cupboard. Window to front.

Bedroom One 15'9" x 8'6" (4.82 x 2.60)

Radiator. Window to rear.

Bedroom Two 15'11" x 6'11" (4.87 x 2.11)

Radiator. Window to rear.

Bedroom Three 13'1" x 5'7" (4.01 x 1.72)

Radiator. Window to rear.

Bathroom

Low flush WC. Wash hand basin. Panelled bathe with mixer tap shower over. Tiled splash areas. Radiator.

Garden

Paved rear garden which is fully enclosed by fencing. Rear pedestrian access to garage. Small front garden with picket fence and brick store.

Garage

Single garage with up and over steel door. Parking space.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

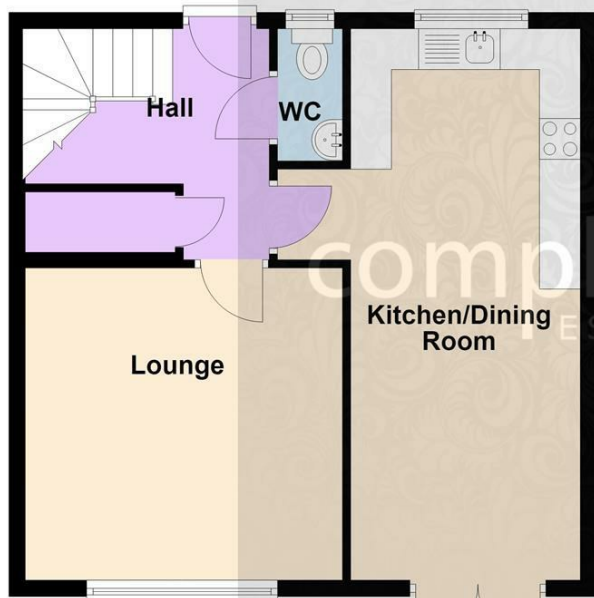
Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

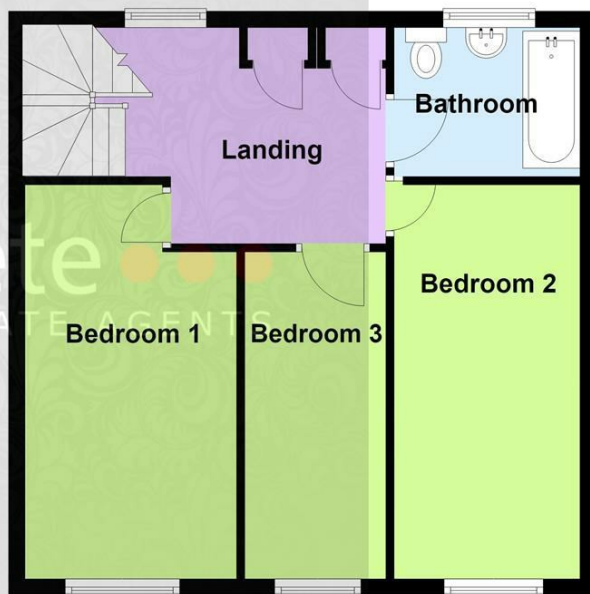




Ground Floor



First Floor



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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