



EDWARD KNIGHT
ESTATE AGENTS

40 BRONTE CLOSE, RUGBY, CV21 3PD

ASKING PRICE OF £210,000





SUMMARY

An immaculate extended two bed end of terrace property situated in a quiet cul-de-sac close to Rugby Town Centre and conveniently positioned for Rugby Train Station. In brief this beautiful home comprises: entrance hall, extended kitchen/diner, downstairs cloakroom and utility area. To the first floor there are two bedrooms and a bathroom. Further benefits include: Upvc double glazing, gas central heating, underfloor heating to kitchen/diner, front and rear gardens and allocated parking. This property is offered with no chain, call now to book your viewing and avoid disappointment.

LOCATION

The property is situated in a quiet cul de sac location and is within walking distance of local amenities, good schooling, Rugby Town Centre and the train station as well as offering easy access to all major road networks.

ENTRANCE HALL

Enter glazed front door. Stairs rising to first floor, radiator. Door to:

LOUNGE

13' 3" x 9' 6" (4.04m x 2.9m)
Upvc double glazed window to front aspect. T.V aerial point, radiator. Hardwood flooring. Opening into:

EXTENDED KITCHEN/DINER

18' 7" x 10' 4" (5.66m x 3.15m)
Upvc double glazed window to rear aspect, Upvc double glazed French doors onto rear garden. Velux window. A range of eye and base level units with work top surfaces, inset one and a half sink with drainer and mixer tap over. Tiled splash backs. Fitted four gas hob with extractor over. Fitted oven and fitted dishwasher. Space for fridge/freezer. Breakfast bar. Tiled flooring with under floor heating and radiator.



CLOAKROOM/UTILITY AREA

Enter via sliding door with feature window to the side. Low level w.c., vanity unit with inset wash and basin, tiled splash backs. Space and plumbing for washing machine. Radiator, tiled flooring.

STAIRS AND LANDING

Access to loft space. Doors to:

BEDROOM ONE

12' 10" x 9' 2" (3.91m x 2.79m)

Two Upvc double glazed windows to front aspect. Fitted wardrobes with further cupboard with shelving. Radiator.

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BEDROOM TWO

10' 8" x 6' 8" (3.25m x 2.03m)

Upvc double glazed window to rear aspect, fitted wardrobes and cupboards. Radiator.

BATHROOM

5' 10" x 5' 6" (1.78m x 1.68m)

Upvc obscure double glazed window to rear aspect. A fully tiled suite comprising: bath with three dial mixer taps and shower over with further shower attachment. Vanity units with inset wash hand basin, low level w.c. Fitted wall mounted mirror. Heated towel rail, extractor fan.

FRONT

Allocated parking areas. Door to shed. Access to rear garden via timber pedestrian gate. Lawn area. Storm porch with courtesy lighting.



REAR GARDEN

Mainly laid to lawn with wooden garden shed. Raised wooden decked area. Various planting areas. Electrical points. Outside courtesy lighting. Timber pedestrian gate giving access to frontage and parking area.

COUNCIL TAX

Band B

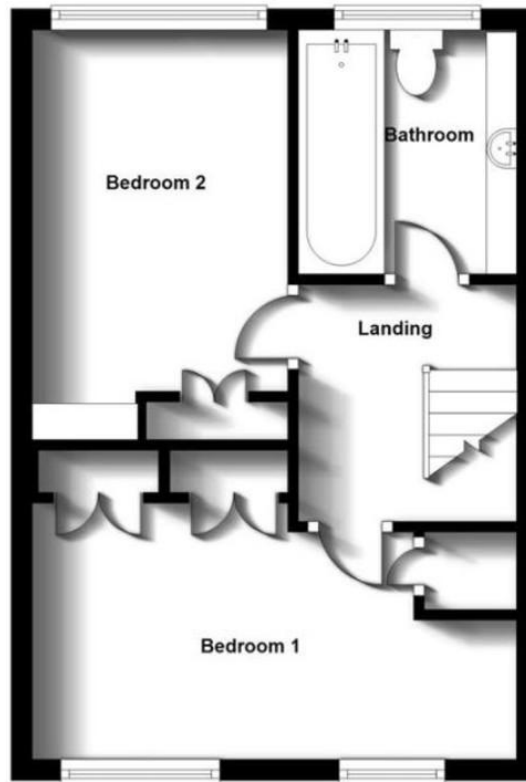




Ground Floor



First Floor



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