

Road Map



Hybrid Map

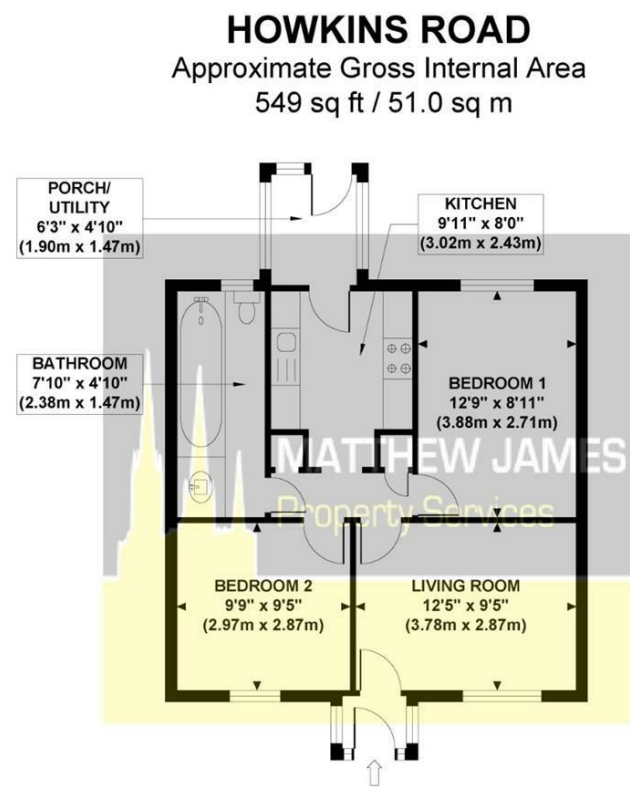


Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan



GROSS INTERNAL FLOOR AREA 549 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



**26 Howkins Road**

Brownsover, Rugby CV21 1BP

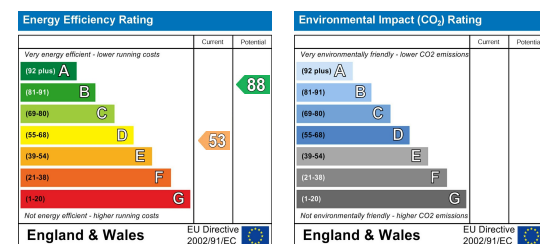
Offers In The Region Of £160,000



Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter



# 26 Howkins Road

Brownsover, Rugby CV21 1BP

Offers In The Region Of £160,000



## Front Garden & Parking

Being mainly laid top lawn with block paved off road parking accessed via a dropped kerb and a pathway leads to the:

## Storm Porch

Being dwarf wall and timber built with glazing and further door that leads to the:

## Living Room

12'5 x 9'5

Having a timber framed double glazed window to the front elevation and door that leads to the:

## Inner Hallway

Having two storage cupboards off and doors that lead off to:

## Bedroom One

12'9 x 8'11

Having a timber framed double glazed window to the rear elevation and access to the loft area.

## Bedroom Two

9'9 x 9'5

Having a timber framed double glazed window to the front elevation.

## Family Bathroom

7'10 x 4'10

Having a timber framed double obscure glazed window to the rear elevation, panel bath with shower attachment over tap, vanity wash hand basin, low level flush WC, extractor fan and tiling to all splash prone areas.

## Kitchen

9'11 x 8'

Having timber windows to the rear elevation, a range of wall, base and drawer units with work surface over, space for a cooker with extractor over, space for an under counter fridge, space and plumbing for a slimline dishwasher and tiling to all splash prone areas. A further door leads to the:

## Rear Storm Porch / Utility Area

6'3 x 4'10

Being of timber design with glazing and door that leads to the rear garden. There is also space and the facility of having a washing machine and tumble dryer.

## Rear Garden

Having fenced perimeter, mainly laid to lawn with planted borders and mature trees. There is also a timber shed / workshop.

