



# MATTHEW JAMES

Property Services



## 34 Dunnerdale, Rugby, CV21 1QZ

**£135,000**

ONE DOUBLE MEZZANINE BEDROOM... MID TERRACED... OPEN PLAN LIVING... MODERN KITCHEN... GOOD SIZED REAR GARDEN... PVCU DOUBLE GLAZED THROUGHOUT... PERFECT FOR THE FIRST TIME BUYER... GREAT FOR INVESTMENT... OFF ROAD PARKING... ELECTRIC HEATING. Located in a cul-de-sac location, this lovely one bedroom property really does need to be viewed. Perfect for the first time buyer, it has everything you need. Briefly comprising of off road parking accessed via a dropped kerb, family bathroom with shower over bath, open plan kitchen and living area, mezzanine double bedroom and a good sized rear garden laid mainly to lawn. Close to the motorway network for those that commute and a short drive to the Town Centre. Could this be your next home or investment?

Call us now to book your viewing!

### **Off Road Parking**

Having raised planted flower beds, off road parking for one vehicle accessed via a dropped kerb, enclosed bin storage and access through the storm porch and front door into the:

### **Entrance Hallway**

Having airing cupboard and doors leading off to:

### **Family Bathroom**

**6'6 x 4'10 (1.98m x 1.47m)**

Having a PVCu double obscure glazed window to the front elevation, panel bath with shower over, pedestal wash hand basin, low level flush WC, wall mounted electric towel heater, tiling to all splash prone areas.

### **Open Plan Kitchen / Living Area**

**16'11 x 10'9 (5.16m x 3.28m)**

Open plan with space and plumbing for a washing machine, space for a tumble dryer, integrated oven with four ring gas hob and extractor over and tiling to all splash prone areas, a range of wall and base units with roll top work surface over, exposed brick fireplace with mounted electric heater, PVCu double glazed French doors and open stairs lead to the:

### **Mezannine Bedroom**

**10'10 x 8'9 (3.30m x 2.67m)**

Having a PVCu double glazed window to the front elevation.

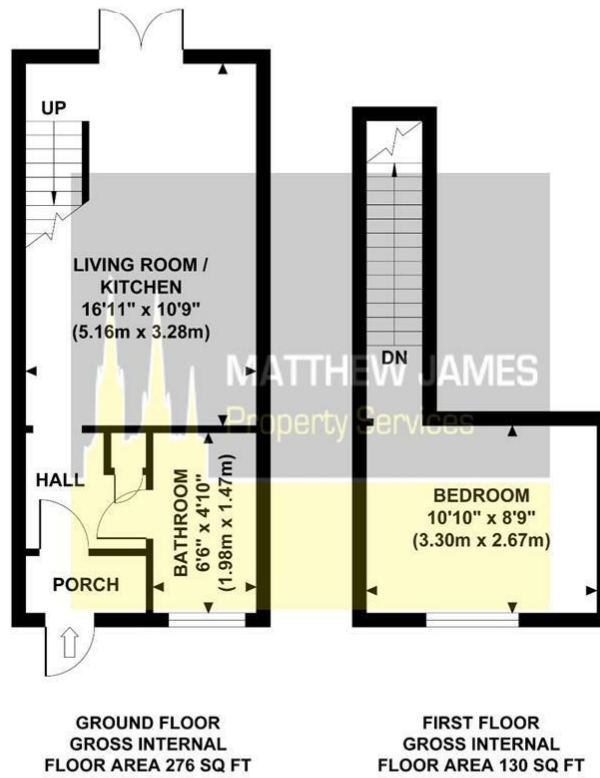
### **Rear Garden**

Having a paved patio area, mainly laid to lawn with fenced patio area, raised decked area and two garden sheds to the bottom of the garden.

# Floor Plan

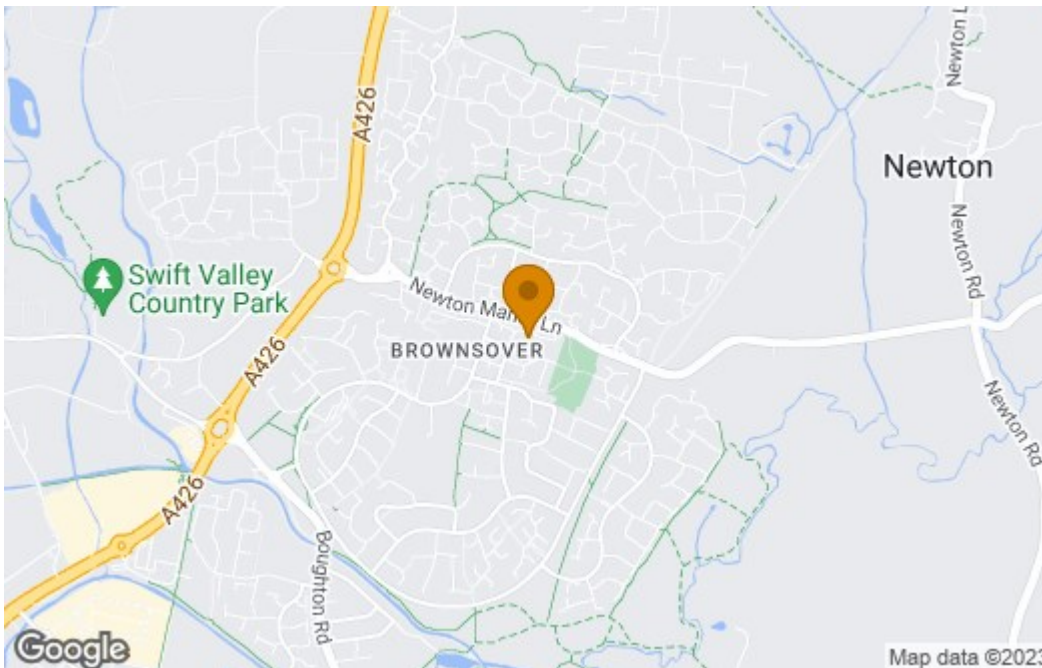
## DUNNERDALE AVENUE

Approximate Gross Internal Area 406 sq ft / 37.70 sq m

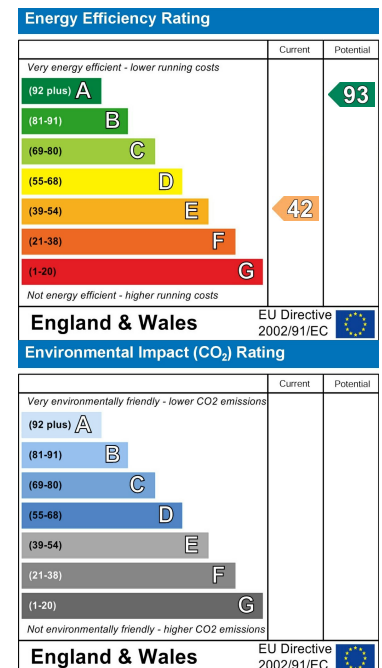


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# 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.

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