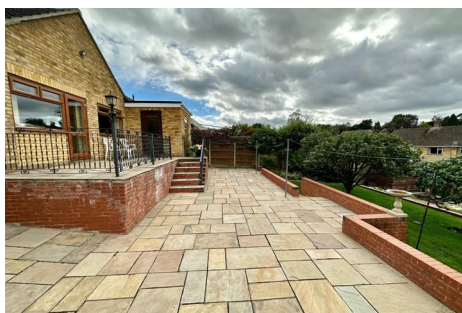


**26 Macaulay Road
Shakespeare Gardens
RUGBY
CV22 6HE**

Guide Price £325,000



- **THREE BEDROOM**
- **EXTENDED KITCHEN**
- **LOUNGE / DINING ROOM**
- **LARGE REAR GARDEN**
- **POPULAR LOCATION**

- **DETACHED BUNGALOW**
- **REFITTED BATHROOM**
- **GARAGE AND PARKING**
- **GAS RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A THREE bedroom, DETACHED bungalow, situated on a generous plot in the popular area of Shakespeare Gardens. In brief the accommodation comprises; entrance hall, spacious lounge/dining room, extended kitchen, three double bedrooms and refitted four piece bathroom. Externally, there is a generously sized, northwesterly facing rear garden, a garage and a front garden with off road parking for three cars. This property also benefits from upvc double glazing and gas central heating. Shakespeare Gardens is a very sought after area and has easy access to Sainsbury's supermarket, the region's central motorway networks (including the M1/M6 and M45), and Rugby town centre, where the railway station operates main line services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via double glazed door into:

Entrance Hall

Doors off to lounge/diner, bedrooms and bathroom. Radiator. Two storage cupboards. Alarm panel.

Lounge / Dining Room

18'8" x 15'8" (5.69m x 4.80m)

Two upvc double glazed windows to the rear. Upvc double glazed door opening to rear garden. Feature fireplace with inset gas fire and marble hearth and surround. Radiator. Coving to ceiling. Access to kitchen.

Kitchen

19'0" x 8'6" (5.81m x 2.60m)

Refitted with a range of base and wall mounted units with beech work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Tiled splash backs. Space for a cooker. Space for a large fridge/freezer. Space and plumbing for a dishwasher and washing machine. Cupboard housing wall mounted 'Worcester Bosch' boiler. Ceramic tiled floor. Upvc double glazed window to front aspect. Upvc double glazed window to rear aspect. Upvc double glazed door to side aspect.

Bedroom One

12'9" x 9'9" (3.89m x 2.99m)

Upvc double glazed window to front aspect. Radiator. Fitted bedroom furniture with bed recess.

Bedroom Two

9'9" x 9'2" (2.99m x 2.80m)

Upvc double glazed window to side aspect. Radiator. Fitted wardrobes.

Bedroom Three

9'2" x 8'10" (2.80m x 2.70m)

Upvc double glazed window to front aspect. Radiator.

Refitted Bathroom

Refitted with a modern four piece bathroom suite to comprise; shower cubicle with 'Trident' electric shower, large bath, wall mounted wash hand basin with mixer tap, and a low level w.c. Heated towel radiator. Fully tiled walls. Vinyl floor covering. Extractor fan. Frosted upvc double glazed window to side.

Front Garden

Laid to paving providing off road parking for three cars and giving access to the garage. Pathway to side entrance door. Cold water tap. Gate to rear garden.

Garage

With up and over electric door. Personal door to garden.

Rear Garden

A tiered Northwesterly facing garden with a generous paved patio area with wrought iron railings. Apple and plum trees. Vegetable patches. Flower and shrub borders. Trellis. Two sheds. Areas laid to lawn.

Agents Note

Local Authority: Rugby

Council Tax Band: D

Energy Efficiency Rating: D





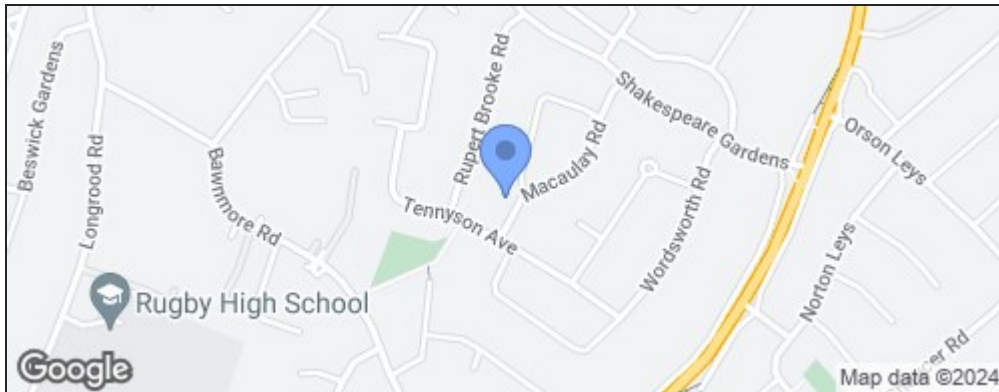


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	66	
(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



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.