

**13 Lower Lodge Avenue
Eden Park
RUGBY
CV21 1NU
£395,000**



- **FOUR BEDROOM**
- **END TERRACE**
- **FAMILY BATHROOM AND GROUND FLOOR WC**
- **MAIN BEDROOM WITH DRESSING AREA**
- **TWO GARAGES AND OFF ROAD PARKING**

- **THREE STOREY**
- **TWO ENSUITE SHOWER ROOMS**
- **UPVC DOUBLE GLAZING**
- **GAS RADIATOR CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING TBC**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A four bedroom three storey property located in the popular residential area of Eden Park. In brief the accommodation comprises; entrance hall, lounge, kitchen, utility room, conservatory and cloakroom to the ground floor. To the first floor there are three bedrooms an ensuite shower room and a family bathroom. The second floor has a large master bedroom with dressing area and ensuite shower room. The property additionally benefits from gas radiator heating, upvc double glazing, two walk on balconies, an enclosed rear garden and two garages. Ideally situated with easy access to the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston and Birmingham. There are retail parks, close by along with a multi-screen cinema, restaurants, and a gymnasium/health club. Shopping facilities are available at nearby Elliots Field and Junction One retail parks. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School.

Accommodation Comprises

Entry via covered entrance with double glazed front entrance door to:

Entrance Hall

Stairs rising to first floor. Doors off to kitchen/dining room, cloakroom, and lounge.

Kitchen

11'10" x 13'1" (3.63m x 3.99m)

Fitted with a range of base and wall mounted units with work surface space incorporating a one and a half bowl sink and drainer unit with mixer tap over. Built in double oven. Ceramic hob with extractor over. Space and plumbing for a dishwasher. Space for a washing machine. Tiled flooring. Window to front aspect. Door to utility room.

Utility Room

5'10" x 5'6" (1.80m x 1.70m)

Space and plumbing for a washing machine and tumble dryer.

Cloakroom / WC

With low level w.c. and wash hand basin.

Lounge

13'6" x 15'1" (4.14m x 4.62m)

Window to rear aspect. French doors opening to the conservatory.

Conservatory

Windows to three sides. Double doors with full length side windows opening to rear garden.

First Floor Landing

Stairs rising to second floor. Doors off to bedrooms and bathroom. Door to balcony.

Bedroom Two

8'5" x 9'3" (2.59m x 2.82m)

Window to rear aspect. Door to ensuite.

Ensuite

With suite to comprise; shower cubicle, hand wash basin and low level w.c.

Bedroom Three

9'1" x 10'7" (2.77m x 3.25m)

Window to front.

Bedroom Four

10'2" x 6'3" (3.10m x 1.91m)

Window to rear aspect.

Family Bathroom

With suite to comprise; panelled bath, wash hand basin, and low level w.c. Heated ladder radiator. Frosted window to rear elevation.

Second Floor

Door to master bedroom.

Master Bedroom

14'7" x 15'3" (4.47m x 4.67m)

Window to front aspect. Door to balcony.

Dressing Area

10'7" x 9'1" (3.25m x 2.79m)

Window to rear aspect.

Ensuite

Double shower cubicle, wash hand basin and low level w.c. Tiling to splash areas. Window to rear elevation.

Rear Garden

Raised paved patio area with steps down to gravelled area. Brick wall to boundaries.

Two Garages

Located to the rear of the property in a separate block.

Agents Note

Local Authority: Rugby

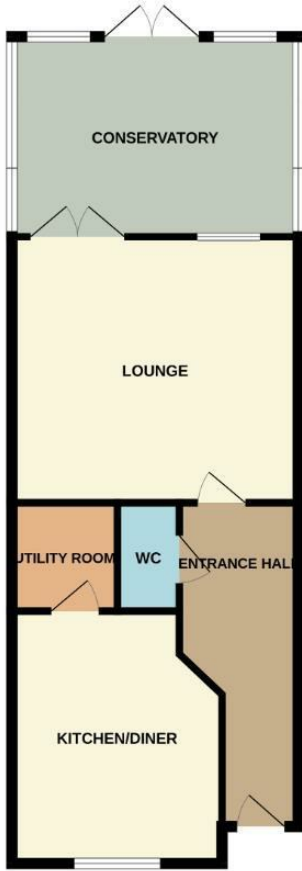
Council Tax Band: E

Energy Efficiency Rating: TBC





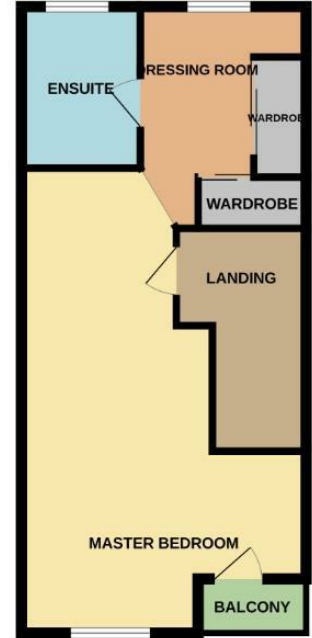
GROUND FLOOR



1ST FLOOR

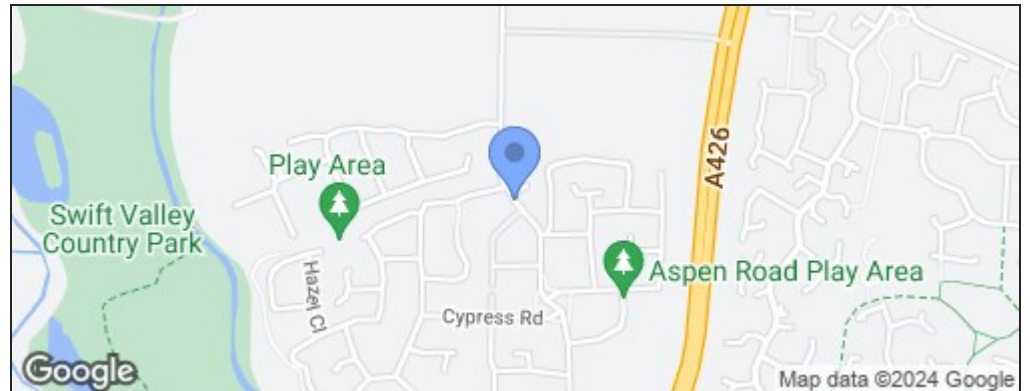


2ND FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.