

**92 Tennyson Avenue
Shakespeare Gardens
RUGBY
CV22 6JF**

Guide Price £375,000



- **FOUR BEDROOM**
- **SPACIOUS LOUNGE / DINING ROOM**
- **GROUND FLOOR W/C**
- **OFF ROAD PARKING**
- **NO ONWARD CHAIN**

- **DETACHED FAMILY HOME**
- **FITTED KITCHEN**
- **INTEGRATED GARAGE**
- **GENEROUS REAR GARDEN**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A rare opportunity to purchase this FOUR bedroom detached extended property situated in Shakespeare Gardens. In brief the accommodation comprises; entrance hall, spacious lounge/dining room, kitchen, utility area and ground floor w.c. The first floor has been extended providing four bedrooms and a family bathroom. This property is in need of some modernisation and benefits from gas central heating, and is mainly upvc double glazed. Externally there is an extensive rear garden which is not overlooked at the back providing a good degree of privacy, outhouses comprising a w/c. and store room, off road parking to the front for two/three cars and an integrated garage. This property is offered with NO ONWARD CHAIN and early viewing is highly recommended. Shakespeare Gardens is a very sought after area and is within walking distance to highly regarded schooling of all ages and in the catchment area for grammar schools. There is easy access to Sainsbury's supermarket, and the regions central motorway networks including the M1/M6 and M45, and is only a short drive from Rugby town centre, and the railway station which operates main line services to London Euston in under an hour.

Accommodation Comprises

Entry via obscure glazed hardwood front entrance door with glazed side panels into:

Entrance Hallway

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

Lounge / Dining Room

26'10" x 12'5" (8.18m x 3.80m)

Upvc bay window to front aspect. Feature fireplace with electric fire and tiled surround and heath. Two radiators. Hatch through to kitchen. Upvc double glazed sliding patio door to rear garden.

Kitchen

10'6" x 9'10" (3.21m x 3.01m)

Fitted with a range of base and eye level units with work surface space incorporating a bowl and a half stainless steel sink and drainer unit with mixer tap over. Tiled splash backs. Space for a cooker. Space for a fridge/freezer. Vinyl flooring. Radiator. Wall mounted boiler. Upvc double glazed window overlooking rear garden. Door to rear lobby/utility.

Rear Lobby / Utility

Sink with pillar taps over. Harwood glazed door to rear garden. Doors off to garage, w.c. and storage room.

Storage Room

Window to rear elevation.

Ground Floor WC

With low flush w.c. Window to side elevation.

First Floor Landing

Split level. Access to loft. Doors off to bedrooms and bathroom. Glazed window to rear aspect,

Bedroom One

16'4" x 11'5" (4.98m x 3.50m)

Upvc double glazed window to front aspect. Radiator. Space for wardrobes.

Bedroom Two

18'0" x 9'10" (5.51m x 3.00m)

Upvc double glazed window to front aspect. Upvc double glazed window to rear aspect. Access to loft space. Storage cupboard. Coving to ceiling.

Bedroom Three

3.50m x 3.21m

Upvc double glazed window to rear aspect. Radiator. Coving to ceiling.

Bedroom Four

Upvc double glazed window to front aspect. Radiator. Built in wardrobe.

Bathroom

With suite to comprise; panel bath with electric shower over, wall mounted wash hand basin and low level w.c. Airing cupboard housing hot water tank. Ceramic tile flooring. Upvc obscure double glazed window to rear elevation.

Front Garden

Driveway providing off road parking for two cars. Pathway to gated access to rear garden. Trees and shrubs.

Integrated Garage

Up and over style door. Power and lighting. Window to side.

Rear Garden

Mainly laid to lawn with a variety of trees, shrubs and plants. Pathway leading to rear. Area laid to gravel. Timber fencing with gated pedestrian access. The garden is not overlooked to the rear and offers a good degree of privacy.

Agents Note

Local Authority: Rugby

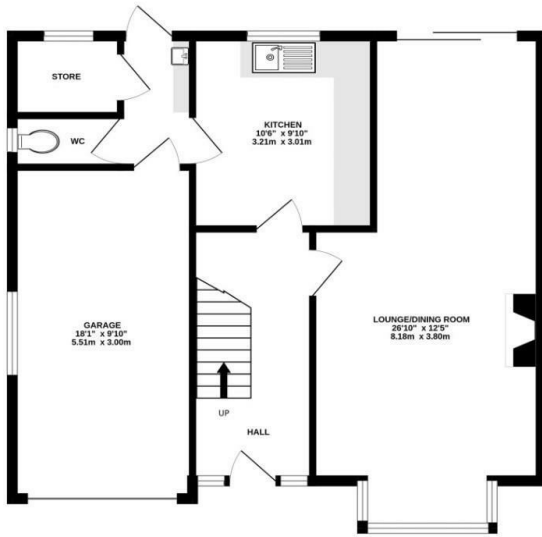
Council Tax Band: E

Energy Efficiency Rating: D

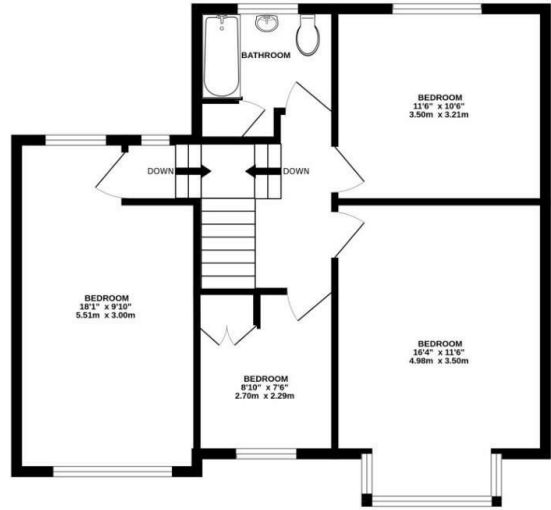




GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.

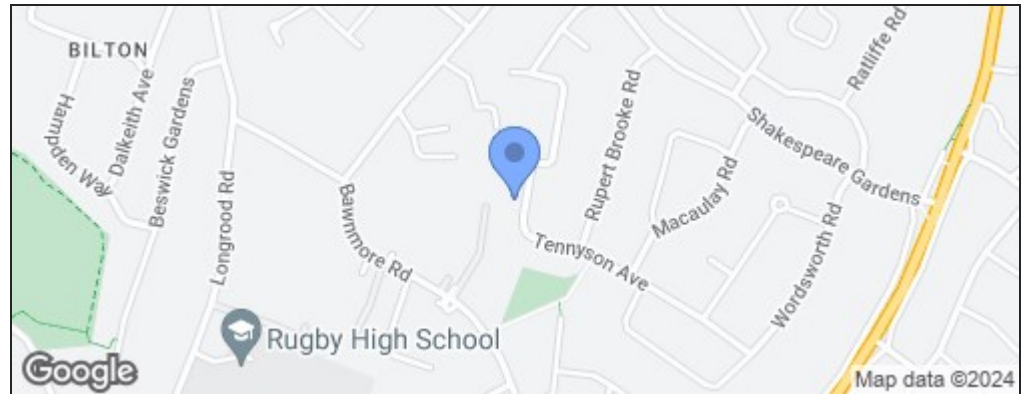


1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.