

**4 Emerald Close  
Ashlawn Gardens  
RUGBY  
CV22 5FA  
£280,000**



- **THREE BEDROOM**
- **LOUNGE**
- **GROUND FLOOR WC**
- **FAMILY BATHROOM**
- **OFF ROAD PARKING**

- **MODERN SEMI DETACHED HOME**
- **KITCHEN / DINER**
- **ENSUITE SHOWER ROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A modern semi detached three bedroom home, located in a popular residential area. In brief the accommodation comprises; entrance hall, ground floor w.c, lounge, kitchen/diner with integrated appliances, three bedrooms, an ensuite shower room and a family bathroom. This property additionally benefits from gas radiator central heating, upvc double glazing, off road parking and an enclosed rear garden.

Ashlawn Gardens is located on Ashlawn Road, between Dunchurch and Hillmorton, with only a 10 minute drive to Rugby town centre, there are plenty of amenities nearby. An excellent location for commuter links via the M45, M1 and M6. There are direct trains from Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street. 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 front entrance door into:

#### **Entrance Hall**

Doors off to cloakroom and lounge.

#### **Lounge**

16'0",m x 15'3" (4.88,m x 4.66m)

Window to front. Window to side. Stairs rising to first floor. Radiator. Television point. Door to:

#### **Kitchen / Diner**

14'9" x 10'5" (4.52m x 3.20m)

Fitted with a range of base and eye level units with work surface space incorporating a sink and drainer unit. Built in oven with ceramic hood and extractor hood over. Radiator. Understairs storage cupboard. French Doors opening to rear garden.

#### **First Floor Landing**

Access to loft space Airing cupboard. Radiator. Doors off to bedrooms and bathroom.

#### **Bedroom One**

13'8" x 8'5" (4.19m x 2.59m)

Window to front. Radiator. Door to:

#### **Ensuite Shower Room**

With suite to comprise; shower cubicle, low level w.c. and pedestal wash hand basin. Chrome ladder radiator. Electric shaver point.

#### **Bedroom Two**

10'2" x 8'6" (3.11m x 2.60m)

Window to rear. Radiator.

#### **Bedroom Three**

8'8" x 6'3" (2.66m x 1.91m)

Window to front. Radiator.

#### **Bathroom**

With suite to comprise; panelled bath, pedestal wash hand basin and low level w.c. Chrome ladder radiator. Window to rear elevation.

**Front Garden**

Laid to tarmac providing off road parking for two vehicles. Planted flower and shrub borders. Pathway to entrance. Gated access to rear garden.

**Rear Garden**

Mainly laid to lawn with paved patio and pathway leading to the bottom of the garden. Timber shed. Enclosed by timber fencing.

**Agents Note**

Local Authority: Rugby

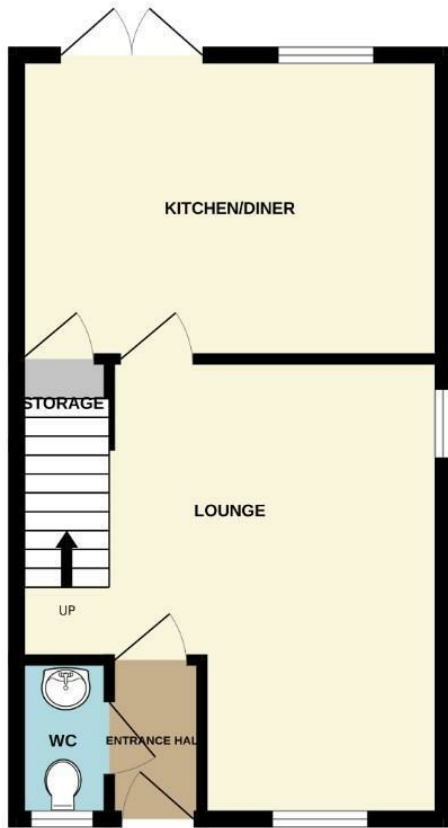
Council Tax Band: C

Energy Efficiency Rating: B

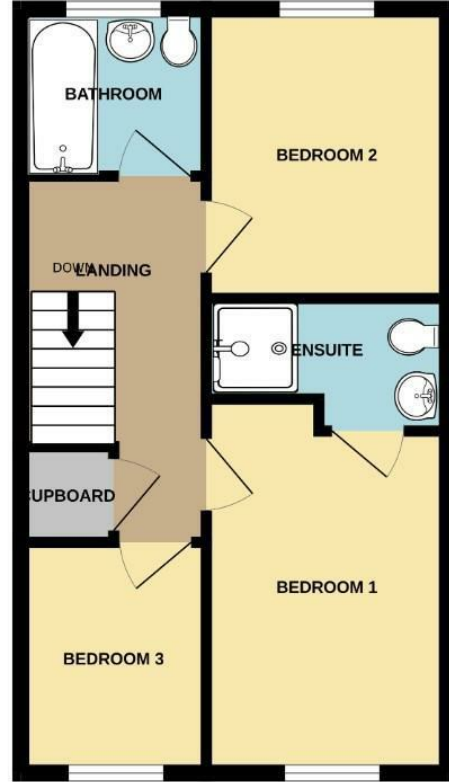




GROUND FLOOR

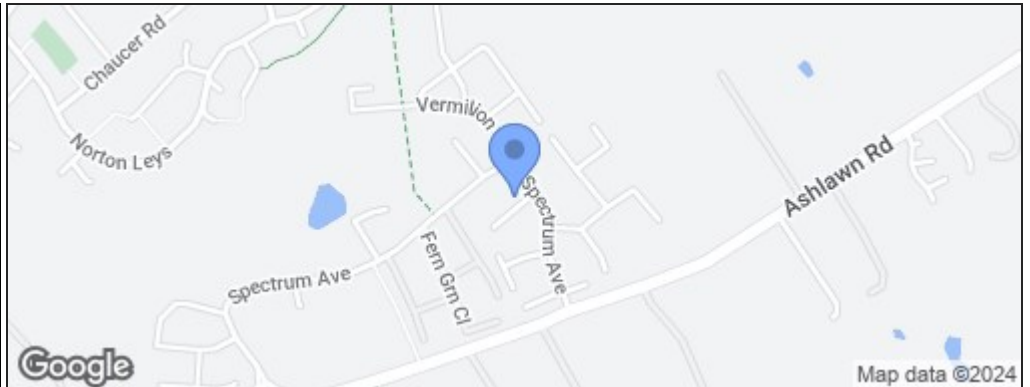


1ST FLOOR



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		96
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.