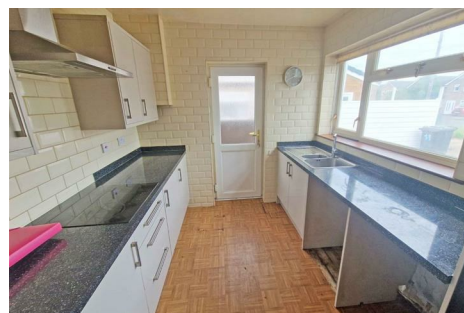


**18 Falstaff Drive
Woodlands
RUGBY
CV22 6LL**

Guide Price £240,000



- **TWO BEDROOM**
- **POPULAR LOCATION**
- **NO ONWARD CHAIN**
- **OFF ROAD PARKING**
- **ENCLOSED REAR GARDEN**

- **SEMI DETACHED BUNGALOW**
- **SPACIOUS LOUNGE / DINING ROOM**
- **RECENTLY FITTED KITCHEN AND SHOWER ROOM**
- **CARPORT AND GARAGE**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom, semi detached bungalow located in the popular residential area of Woodlands. In brief the accommodation comprises; entrance hall, lounge/dining room, kitchen, shower room, and two double bedrooms. Externally, there is off road parking, carport, garage and an enclosed rear garden. The property is offered with no onward chain.

The Woodlands area is well served by a wide range of local shops and amenities, highly regarded schooling, and excellent transport links to include regular bus routes, easy access to the region's central motorway networks (M1/M6 and M45) and is only a short drive from Rugby train station, which operates mainline services to London Euston in less than an hour.

Accommodation Comprises

Entry via upvc door into:

Entrance Hallway

Radiator. Electric cupboard. Glazed door to:

Lounge / Dining Room

20'11" x 18'8" (6.40m x 5.71m)

Window to front. Window to side. Three radiators. Wall mounted gas fire. Airing cupboard housing wall mounted boiler. Door to inner lobby. Sliding door to:

Kitchen

9'10" x 8'2" (3.00m x 2.50m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Electric hob with extractor over. Double oven. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Window to front. French door to side.

Inner Lobby

Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

11'9" x 11'1" (3.60m x 3.40m)

Window to rear. Radiator. Built in wardrobes.

Bedroom Two

9'10" x 8'10" (3.00m x 2.70m)

Window to rear. Two radiators. Built in wardrobe.

Shower Room

With suite to comprise; double shower, vanity unit with inset wash hand basin, and low level w.c.

Front Garden

Block paved driveway providing off road parking. Double timber gates to carport. Area laid to stones and slabs. Pathway to entrance.

Garage

With up and over style door. Power and light connected.

Rear Garden

Laid to lawn with pathway leading to patio area. Conifers to the rear. Storage shed. Enclosed by timber fencing.

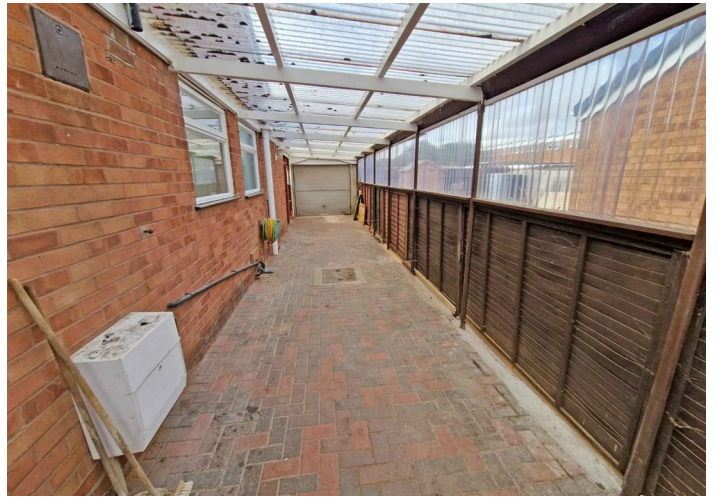
Agents Note

Local Authority: Rugby

Council Tax Band: D

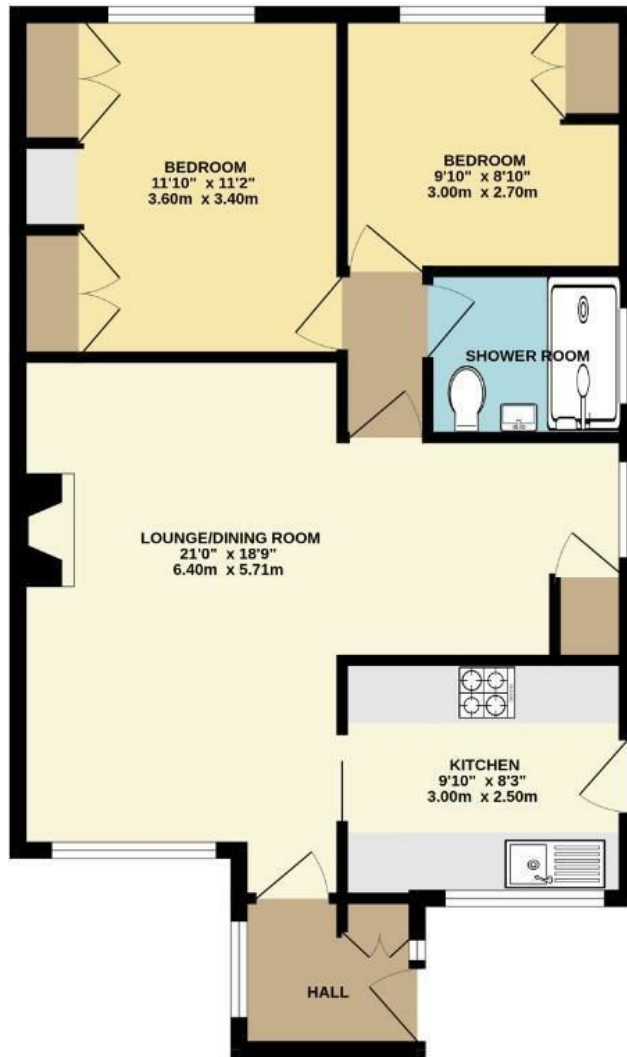
Energy Efficiency Rating: D







GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.

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			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.