

**4 Beaconsfield Avenue
Town Centre
RUGBY
CV22 6BY**

Guide Price £380,000



- **THREE BEDROOM DETACHED BUNGALOW**
- **REFITTED KITCHEN/BREAKFAST**
- **POPULAR TOWN CENTRE LOCATION**
- **GENEROUS GARDENS**
- **NO ONWARD CHAIN**

- **EXTENDED**
- **LOUNGE/DINING ROOM**
- **REFITTED SHOWER ROOM**
- **OFF ROAD PARKING AND SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING C**

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PERSONAL • PROFESSIONAL • PROACTIVE

An EXTENDED three bedroom detached bungalow, with NO ONWARD CHAIN, situated in a desirable location just off Dunchurch Road and within walking distance of Rugby town centre. In brief the accommodation comprises; entrance porch, hallway, lounge, dining room, refitted kitchen/breakfast room, three good sized bedrooms, refitted shower room, and separate w.c. the property also benefits from upvc double glazing, gas radiator central heating, off road parking for two vehicles, a single garage, and an established west facing garden with a view of the church.

The property is conveniently situated being within walking distance of Rugby town centre where, there are shops, restaurants, public houses, Rugby theatre, Rugby library, and Caldecott Park. Rugby Railway Station offers mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively making this location ideal for commuters. 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 the world famous Rugby School.

Accommodation Comprises

Entry via upvc double glazed door into:

Porch

Laminate flooring. Radiator. Door to garage. Upvc double glazed door to:

Hallway

Radiator. Central heating thermostat. Storage cupboard. Doors off to:

W.C.

With low level w.c. and wash hand basin. Tiled splash backs. White ceramic tile flooring. Coving to ceiling. Circular window to front.

Lounge

14'1" x 12'9" (4.30m x 3.90m)

Upvc double glazed window to side aspect. Feature fireplace with timber surround and mable hearth. Two radiators. Coving to ceiling. Archway through to:

Dining Room

14'1" x 12'9" (4.30m x 3.90m)

Upvc double glazed window to rear aspect. Upvc double glazed sliding patio doors to side. Radiator.

Refitted Kitchen / Breakfast Room

18'0" x 12'5" (5.50m x 3.80m)

Fitted with a range of high gloss base and wall mounted soft close units. Beech effect work surfaces with stainless steel sink unit. Built in double oven. Four ring ceramic hob with extractor over. Space for a fridge/freezer. Ceramic tile flooring. Spotlights. Radiator. Coving to ceiling. Upvc double glazed window to side aspect. Upvc double glazed french doors opening to rear garden.

Bedroom One

12'5" x 11'9" (3.80m x 3.60m)

Upvc double glazed window to front aspect. Radiator. Range of bedroom furniture with bed recess. Coving to ceiling.

Bedroom Two

12'11" x 10'9" (3.95m x 3.30m)

Upvc double glazed window to side aspect. Coving to ceiling.

Bedroom Three

9'2" x 8'10" (2.81m x 2.70m)

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

Refitted Shower Room

With suite to comprise; shower, wash hand basin with mixer tap over, and low level w.c. Chrome towel rail. Tiling to splash areas. White ceramic tile flooring. Extractor fan. Coving to ceiling. Obscure upvc double glazed window to side elevation.

Front Garden

Block paved area providing off road parking for two vehicles. Area laid to lawn. Mature flower and shrub borders. Steps with handrail leading to entrance. Access to rear garden.

Garage

19'4" x 9'6" (5.91m x 2.90m)

With up and over style electric door. Wall mounted 'Worcester Bosch' boiler. Gas meter. Window to rear.

Rear Garden

Not overlooked at the rear. Mainly laid to lawn with large patio area. Mature trees, shrubs and flowers. Enclosed by brick wall and timber fencing. Cold water tap.

Agents Note

Local Authority: Rugby

Council Tax Band: E

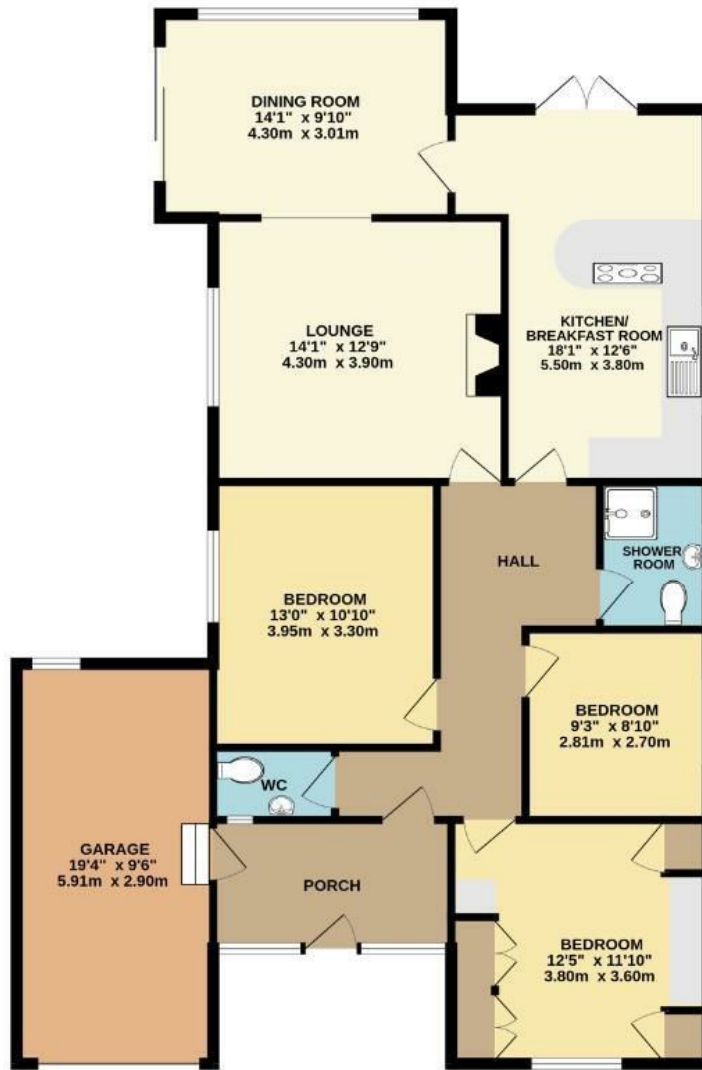
Energy Efficiency Rating: C







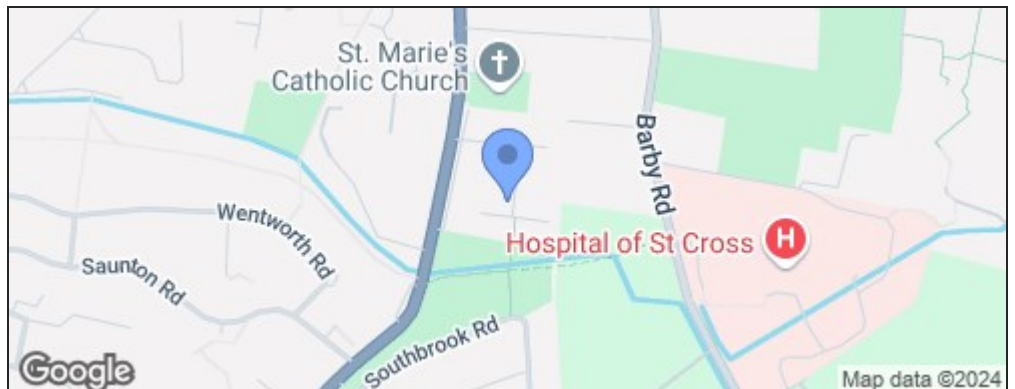
GROUND FLOOR
1303 sq.ft. (121.0 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.0 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		70	
(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	



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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.