

**9 Tennyson Avenue
Shakespeare Gardens
RUGBY
CV22 6JH**

Guide Price £295,000



- **THREE / FOUR BEDROOMS**
- **LOUNGE**
- **FITTED KITCHEN**
- **SHOWER ROOM**
- **NO ONWARD CHAIN**

- **SEMI DETACHED DORMER BUNGALOW**
- **GARDEN ROOM**
- **DINING ROOM / FOURTH BEDROOM**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A three/four bedroom semi detached dormer bungalow located in a quiet location on a corner plot in an enviable area of Shakespeare Gardens. This property has been well maintained and benefits from upvc double glazing, central heating, garage and off road parking, and is offered with NO ONWARD CHAIN. In brief the accommodation comprises; entrance hall, shower room, kitchen, lounge, garden room, main bedroom and dining room/bedroom four to the ground floor and two further bedrooms to the dormer. Externally there are front and rear gardens.

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 upvc entrance door into:

Entrance Hallway

Radiator. Doors off to bedrooms, lounge and bathroom.

Lounge

14'5" x 10'6" (4.40m x 3.21m)

French doors into garden room. Radiator. Feature fireplace with electric fire. Stairs rising to first floor.

Kitchen

13'1" x 9'6" (4.01m x 2.90m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit. Gas oven and hob with extractor over. Space and plumbing for a washing machine. Space for a fridge/freezer. Radiator. Window to side aspect. Window to rear aspect. Door to garden.

Garden Room

10'6" x 8'6" (3.21m x 2.60m)

Of brick construction with polycarbonate room. Full height windows to rear aspect. Door opening to rear garden. Door to kitchen.

Bedroom One

13'5" x 10'6" (4.11m x 3.21m)

Bay window to front aspect. Radiator. Built in wardrobe.

Dining Room / Bedroom Four

9'6" x 7'6" (2.90m x 2.31m)

Window to front aspect. Radiator.

Bathroom

With suite to comprise; quadrant shower cubicle, low level w.c. and wash hand basin with vanity unit. Chrome heated towel radiator. Extractor. Window to side elevation.

Landing

Airing cupboard housing boiler. Door to eaves storage Doors off to:

Bedroom Two

10'6" x 9'7" (3.21m x 2.93m)

Window to front aspect. Radiator. Door to eaves storage.

Bedroom Three

11'0" x 9'5" (3.36m x 2.89m)

Window to front aspect. Storage cupboard.

Front Garden

Block paved with pathway to entrance. Border laid to stones. Gated access to rear garden. Brick wall to boundary.

Garage

With up and over style door.

Rear Garden

Mainly laid to lawn with a variety of raised beds, plants, shrubs and trees. Patio area. Greenhouse. Shed. Enclosed by timber fencing.

Agents Note

Local Authority: Rugby

Council Tax Band: Currently C

Energy Efficiency Rating: D



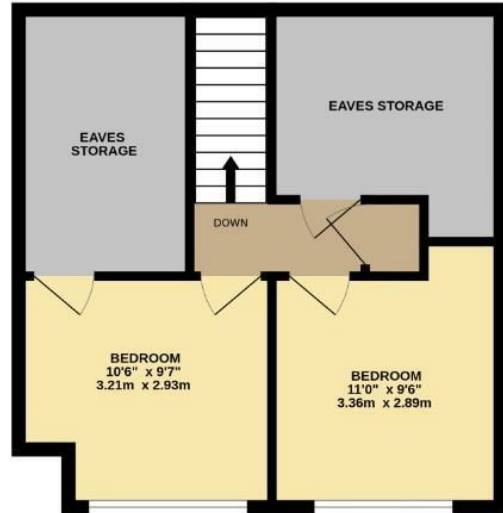




GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.



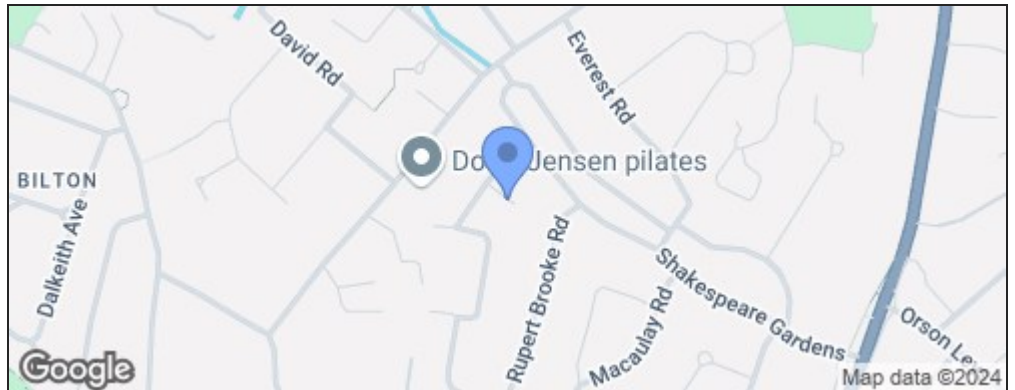
1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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			
(81-91) B			83
(69-80) C		68	
(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	



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.