

**18 Rupert Brooke Road
Shakespeare Gardens
RUGBY
CV22 6HQ
£300,000**



- TWO DOUBLE BEDROOM
- RECENTLY DECORATED
- WEST FACING GARDEN
- NO ONWARD CHAIN
- EXTENDED SEMI DETACHED BUNGALOW
- ENSUITE SHOWER ROOM
- GARAGE
- ENERGY EFFICIENCY RATING C

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



PERSONAL • PROFESSIONAL • PROACTIVE

An extended two bedroom semi detached bungalow located in a quiet location in an enviable area of Shakespeare Gardens. This property has been well maintained and recently redecorated 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, large bathroom, kitchen, lounge, and two double bedrooms one with ensuite facilities. Externally there is a west facing rear garden. To the front of the property is a large block paved drive providing off road parking for several vehicles.

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 opaque part glazed upvc front entrance door into:

Entrance Hall

Radiator. Access to loft space. Storage cupboard. Hardwood floor. Connecting doors through to:

Bedroom One

14'2" into bay x 11'9" (4.34 into bay x 3.6)

Bay window to front aspect. Radiator. Television point.

Bedroom Two

14'1" x 9'4" (4.3 x 2.85)

Box bay window to the front aspect. Built in triple wardrobe. Hardwood floor. Opening through to:

Ensuite Shower Room

With suite to comprise; quadrant shower enclosure with mixer shower, low level w.c. and vanity unit with inset wash hand basin. Heated towel rail. Recessed spotlights. Quarry tiled floor.

Lounge

17'7" x 11'9" max (5.36 x 3.6 max)

Sliding patio door to rear aspect. Hardwood floor. Radiator.

Bathroom

With four piece suite to comprise; panelled bath with mixer shower over, wash hand basin with storage, low level w.c. and a bidet. Shaver point. Space and plumbing for a washing machine. Fully tiled walls. Heated towel rail. Extractor fan. Inset spotlights. Radiator. Opaque window to side.

Kitchen

12'9" x 11'4" (3.89 x 3.47)

Fitted with a range of base and eye level units. Ceramic one and a half bowl sink and drainer unit with mixer tap over. Integrated electric double oven. Four ring gas hob with extractor above. Space for an under counter fridge. Space for a freezer. Ceramic tiled floor. Coordinating part tiled walls. Inset spotlights. Window to rear aspect. Part glazed upvc door to rear. Opaque part glazed door to side.

Front Garden

Off road parking for several vehicles. Dwarf walling. Further block paved area to the side of the property and leading to garage.

Garage

Of brick built construction. Metal up and over door. Rear pedestrian door. Opaque window to side.

Rear Garden

Mainly laid to lawn with large paved patio area. Steps up from patio to lawn. Summerhouse. Timber panel fencing and hedgerows to boundaries.

Agents Note

Local Authority: Rugby

Council Tax Band: C

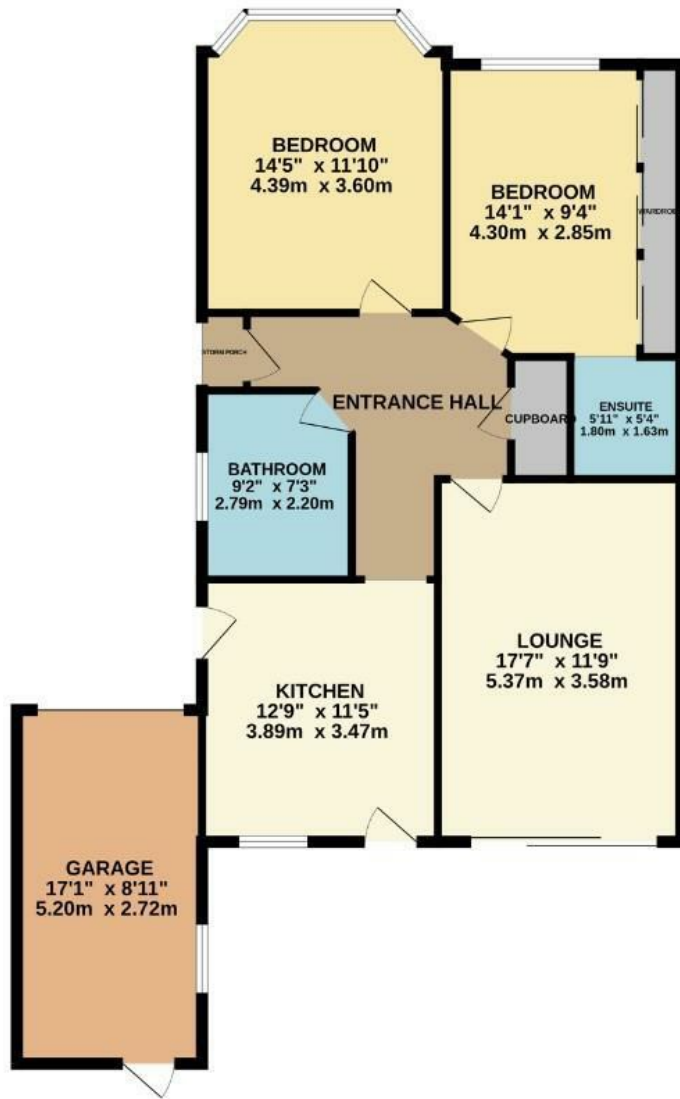
Energy Efficiency Rating: C





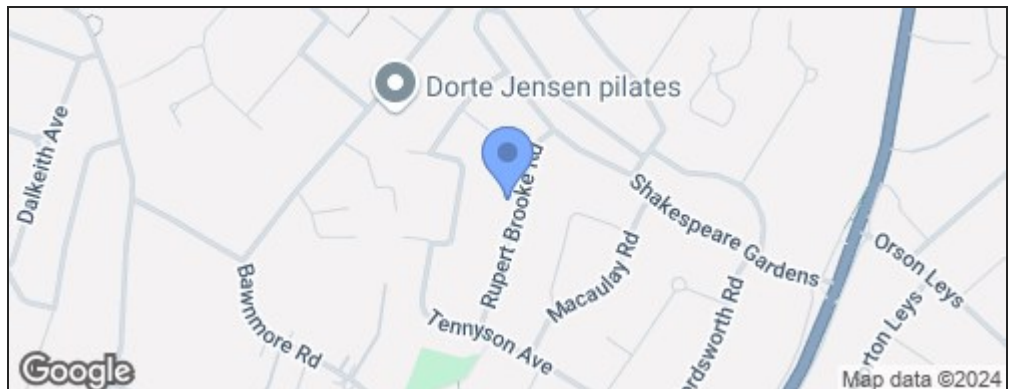


GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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			
(69-80) C		80	84
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.