

**6 Woodsia Close  
Boughton Vale  
RUGBY  
CV23 0UF  
£325,000**



- **THREE BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **ENSUITE SHOWER ROOM**
- **GROUND FLOOR CLOAKROOM/UTILITY**
- **PARKING AND GARAGE**

- **DETACHED FAMILY HOME**
- **FITTED KITCHEN**
- **FAMILY BATHROOM**
- **NO ONWARD CHAIN**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This attractive three bedroom detached home located in the popular residential area of Boughton Vale to the north of Rugby. In brief the accommodation comprises; entrance hall, cloakroom/utility, lounge, dining room, fitted kitchen, three bedrooms, an ensuite shower room and a family bathroom. Externally there are front and rear gardens, off road parking and a garage. This property additionally benefits from upvc double glazing, gas radiator central heating, and has NO ONWARD CHAIN.

Located on the north side of Rugby the excellent range of local amenities to include, shops, takeaways, a chemist, doctors surgery, church, community centre, and well regarded schools. There is easy access to Rugby College, Rugby's retail parks, M6/M1 networks, and Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via upvc double glazed door into:

#### **Entrance Hallway**

Stairs rising to first floor landing. Thermostat control for central heating. Radiator. Doors to:

#### **Lounge**

20'0" x 10'7" (6.10m x 3.23m)

Window to front aspect. Feature fireplace. Fully glazed door and windows opening rear garden. Two radiators. Television point.

#### **Dining Room**

8'8" x 10'11" (2.66m x 3.33m)

Bay window to front aspect. Radiator.

#### **Kitchen**

10'9" x 8'10" (3.28m x 2.71m)

Fitted with a range of base and eye level units with roll top work surface space incorporating a bowl and a half acrylic sink unit with mixer tap over. Built in oven, hob and extractor fan. Space for an under counter fridge. Tiling to all splash areas. Window overlooking rear garden. Radiator. Partly glazed door to side.

#### **Utility / Cloakroom**

With low level w.c. Wash hand basin inset in vanity unit. Further base units. Wall mounted central heating boiler. Space for a washing machine. Frosted window to rear elevation. Tiling to splash areas. Extractor fan.

#### **Landing**

Access to loft space. Window to rear. Airing cupboard. Further storage cupboard. Doors to:

#### **Bedroom One**

11'1" x 10'11" (3.39m x 3.33m)

Window to front aspect. Built in wardrobes and matching drawers. Radiator. Door to:

#### **Ensuite**

With suite to comprise, shower cubicle with mixer shower, pedestal wash hand basin and low level w.c. Tiling to all splash areas. Frosted window to side elevation. Extractor fan. Radiator. Electric shaver point.

**Bedroom Two**

8'9" x 9'11" (2.69m x 3.03m )

Window to rear. Built in wardrobes. Radiator.

**Bedroom Three**

8'9" x 10'6" (2.69m x 3.22m)

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

**Bathroom**

With suite to comprise, panel bath with shower over, pedestal wash hand basin and low level w.c. Tiling to all splash areas. Frosted window to rear elevation. Radiator. Electric shaver point. Vinyl floor covering.

**Front Garden**

A low maintenance garden with driveway providing off road parking. Pathway to entrance.

**Rear Garden**

Paved patio area. Maturing flower, shrub and evergreen borders. Timber shed. Summer house. Side pedestrian access. Cold water tap. External lighting.

**Garage**

Up and over style door. Power and light connected.

**Agents Note**

Local Authority: Rugby

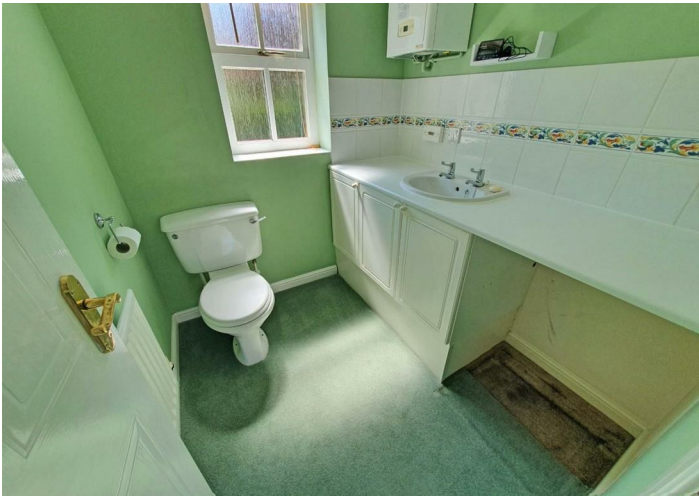
Council Tax Band: D

Energy Efficiency Rating: C















GROUND FLOOR

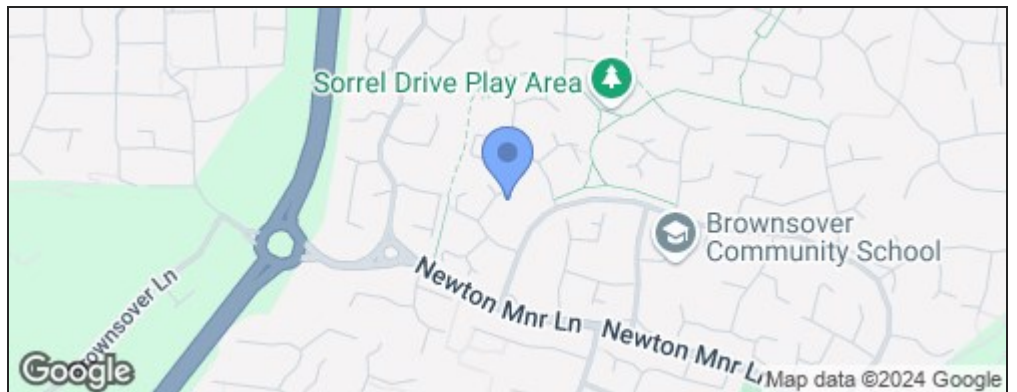


1ST FLOOR



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			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(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.