

**9 Hansen Close
Technology Drive
RUGBY
CV21 1RE**

£230,000



- **TWO BEDROOM**
- **FITTED KITCHEN**
- **GROUND FLOOR W.C.**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING B**

- **SEMI DETACHED HOME**
- **SPACIOUS LOUNGE**
- **FITTED BATHROOM**
- **CLOSE TO AMENITIES**

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



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A modern two bedroom semi detached home located in a popular area, close to amenities. In brief the accommodation comprises; entrance hall, kitchen, lounge, ground floor w.c., two double bedrooms and a family bathroom. Externally there is an enclosed rear garden and one off road parking spaces. This property additionally benefits from upvc double glazing and gas fired radiator heating. Ideally situated with easy access to Rugby town centre and the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes walk away and offers a regular high speed rail link to London Euston and Birmingham. There are shopping facilities close by, at Elliots Field and Junction One retail parks, along with a multi-screen cinema, restaurants and a gymnasium/health club. 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 world famous Rugby School.

Accommodation Comprises

Entry via opaque part glazed front entrance door into:

Entrance Hall

Stairs rising to first floor landing. Radiator. Connecting doors to:

Downstairs W.C.

Low level w.c. Pedestal wash hand basin. Part tiled wall. Radiator. Extractor. Opaque window to front elevation.

Kitchen

9'9" x 6'4" (2.99m x 1.95m)

Fitted with a range of base and eye level units. Roll top work surface space and splashbacks. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Built in electric oven. Gas hob with extractor canopy. Space for an upright fridge/freezer. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Window to front aspect.

Lounge

14'1" x 13'7" (4.31m x 4.15m)

French doors opening to rear garden. Two radiators. Understairs storage cupboard. Television and media points.

First Floor Landing

Access to loft space. Radiator. Connecting doors through to:

Bedroom One

13'7" x 9'2" (4.15m x 2.81m)

Two windows to rear aspect. Radiator. Built in double wardrobe.

Bedroom Two

13'7" x 8'0" (4.15m x 2.44m)

Two windows to front aspect. Radiator. Built in storage cupboard.

Family Bathroom

With suite to comprise; low level w.c. pedestal wash hand basin and panelled bath with mixer shower over. Coordinated part tiled walls. Heated towel rail. Extractor fan. Opaque window to side elevation.

Rear Garden

Mainly laid to lawn with patio area adjacent to the rear of the property. Timber shed. Gated side pedestrian access. Enclosed by brick wall and timber panel fencing.

Front Garden

Pathway to entrance. One allocated parking spaces.

Agents Note

Local Authority: Rugby

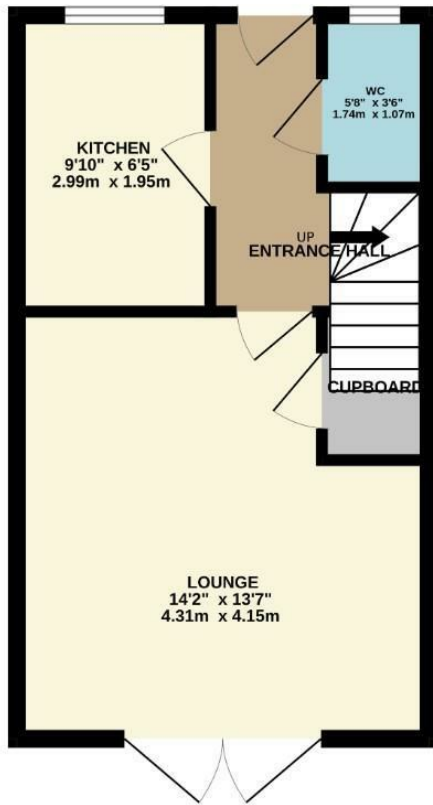
Council Tax Band: B

Energy Efficiency Rating: B

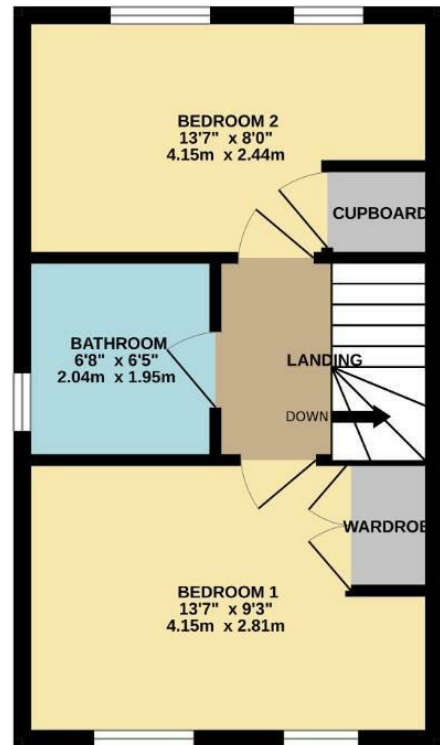




GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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		96
(92 plus) A		
(81-91) B	82	
(69-80) C		
(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.