

**77 Grendon Drive
Avon Park
RUGBY
CV21 1UA**

Guide Price £285,000



- **THREE / FOUR BEDROOM**
- **OPEN PLAN LOUNGE/KITCHEN/DINER**
- **FITTED BATHROOM**
- **OFF ROAD PARKING**

- **EXTENDED SEMI DETACHED HOME**
- **DINING ROOM/GROUND FLOOR BEDROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

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A beautifully presented extended three/four bedroom semi detached home located in a popular residential area. In brief the accommodation comprises; porch, entrance hall, open plan lounge and kitchen/diner and a further reception room which is currently being used as a ground floor bedroom. To the first floor there are three bedrooms and a bathroom. This property additionally benefits from upvc double glazing and gas radiator central heating. Externally there is off road parking for several cars, a low maintenance rear garden with covered seating area, and a office/summerhouse.

Located on the north side of Rugby with an 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

Via composite door with obscure double glazed panels and side screens into:

Porch

Laminate flooring. Further door into:

Entrance Hall

Stairs rising to first floor with timber balustrade. Radiator. Door to dining room/bedroom. Opening through to kitchen/diner.

Dining Room / Bedroom Four

15'8" x 7'10" (4.79m x 2.40m)

Two double glazed windows to front aspect.

Kitchen / Diner

14'5" x 8'6" (4.40m x 2.60m)

Fitted with a range of base and eye level units. Work surface space with a stainless steel sink and drainer unit. Space for a cooker. Space and plumbing for a washing machine. Space for a fridge/freezer. Tiling to splash backs. Tiled floor. Radiator. Space for a dining table. Understairs storage cupboard. Open archway through to:

Living Room

14'5" x 11'10" (4.40m x 3.61m)

Double glazed french doors with glazed side panels opening out to rear garden. Tiled floor.

First Floor Landing

Double glazed window to side aspect. Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

14'1" x 8'3" (4.30m x 2.52m)

Two double glazed windows to front aspect. Radiator.

Bedroom Two

10'1" x 8'3" (3.09m x 2.52m)

Two double glazed windows to rear aspect. Radiator.

Bedroom Three

10'6" x 6'2" (3.21m x 1.89)

Window to front aspect. Radiator. Airing cupboard with combination boiler.

Bathroom

Panelled bath with gravity shower over. Pedestal wash hand basin. Low flush w.c. Radiator. Half height tiling. Obscure double glazed window to rear.

Front Garden

Area laid to gravel. Off road parking for several vehicles. Timber gate giving access to rear garden.

Home Office / Summerhouse

12'5" x 8'10" (3.80m x 2.70m)

Of timber construction. Window to front. French doors opening to garden.

Rear Garden

Laid to paving with covered area. Backing onto fields.

Agents Note

Local Authority: Rugby

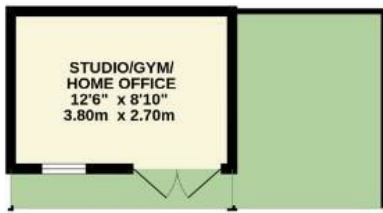
Council Tax Band: Currently C

Energy Efficiency Rating: C

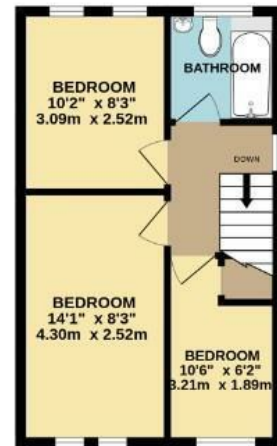




GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



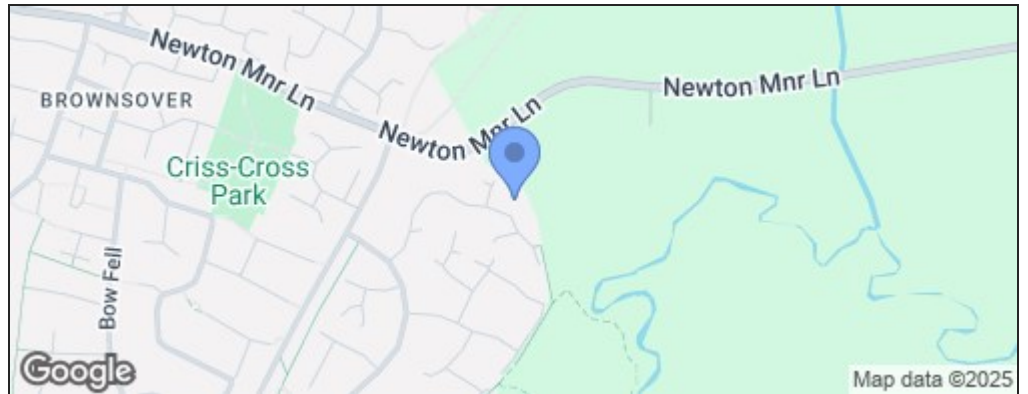
1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.9 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		
(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.