

**27 Boughton Road  
Old Brownsomer  
RUGBY  
CV21 1BH**

**£240,000**



- **THREE BEDROOM**
- **NO ONWARD CHAIN**
- **FIRST FLOOR SHOWER ROOM**
- **GARAGE**

- **SEMI DETACHED HOME**
- **LOUNGE / DINING ROOM**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*NO ONWARD CHAIN\*\*** A three bedroom semi detached property located within walking distance of Rugby Railway Station. In brief the accommodation comprises; entrance hall, lounge/dining room, fitted kitchen, three bedrooms and a shower room. Externally there is an enclosed rear garden, off road parking for two cars and a garage.

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 aluminium glazed entrance door into:

#### **Entrance Hallway**

Stairs rising to first floor. Radiator. Understairs storage cupboard. Doors off to lounge/dining room and kitchen.

#### **Lounge / Dining Room**

21'8" x 12'1" (6.61m x 3.70m)

Window to front. Two radiators. Gas fire with surround. French doors opening to rear garden. Sliding door to:

#### **Kitchen**

16'5" x 9'6" (5.01m x 2.91m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit. Space for a freestanding electric cooker, washing machine, and fridge/freezer. Radiator. Two windows to rear. Upvc door to side.

#### **First Floor Landing**

Access to loft space. Doors off to bedrooms and bathroom.

#### **Bedroom One**

11'0" x 10'2" (3.36m x 3.11m)

Window to front. Radiator. Built in wardrobes.

#### **Bedroom Two**

10'9" x 10'7" (3.30m x 3.25m)

Window to rear. Radiator. Built in cupboard housing boiler.

#### **Bedroom Three**

7'10" x 7'3" (2.41m x 2.22m)

Window to front. Radiator. Built in wardrobe and shelving.

#### **Bathroom**

Fitted with a suite to comprise; quadrant shower cubicle, pedestal wash hand basin and low level w.c. Radiator

#### **Front Garden**

Block paved driveway providing off road parking and giving access to garage. Raised planted borders. Side access to rear garden.

**Garage**

With up and over style door. Power and lighting. Door and window to side.

**Rear Garden**

Area laid to lawn. Planted border to rear. Pathway to shed. Patio area. Outside electric points. Enclosed by timber fencing.

**Agents Note**

Council Tax Band: B

Energy Efficiency Rating: C

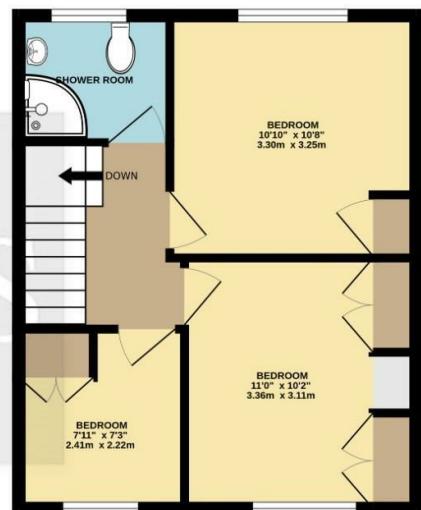






GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.

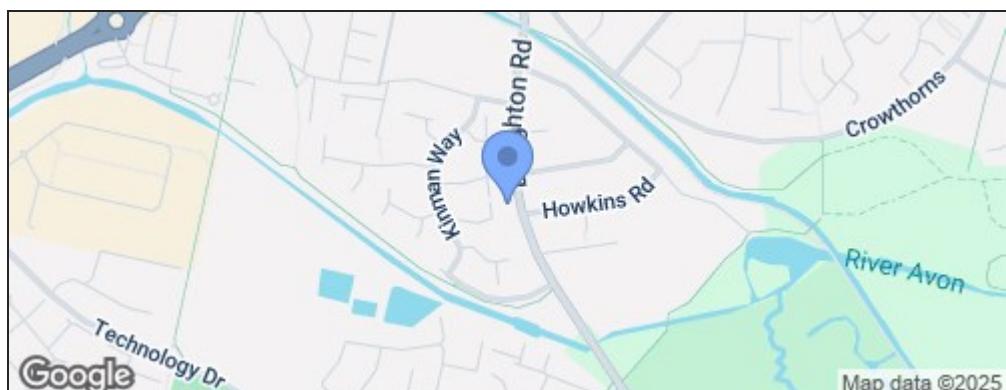
1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.5 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. These plans are for guidance 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.