## 26 Wordsworth Road Shakespeare Gardens RUGBY CV22 6HY

# Guide Price £425,000











- THREE BEDROOM
- REFITTED KITCHEN
- OFF ROAD PARKING AND GARAGE
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION

- DETACHED EXTENDED BUNGALOW
- REFITTED SHOWER ROOM
- FRONT AND REAR GARDENS
- GAS RADIATOR HEATING
- ENERGY EFFICIENCY RATING D

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A spacious extended three bedroom detached bungalow, offered with no onward chain and located in the sought after location of Shakespeare Gardens. In brief, the accommodation comprises; entrance porch, hallway, lounge, refitted kitchen/dining room, utility room, refitted shower room, and three bedrooms. Externally, there are front and rear gardens, off road parking for several cars, a garage, and a well maintained, established rear garden. This property additionally benefits from upvc double glazing and gas fired radiator heating. Early viewing is highly recommended to appreciate this lovely home.

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 and Birmingham.

## **Accommodation Comprises**

Entry via upvc glazed door into:

#### **Entrance Porch**

Windows to side. Composite door leading into:

## **Hallway**

Radiator. Doors off to lounge, kitchen, bedrooms and bathroom.

#### Lounge

15'11" x 12'0" (4.86m x 3.68m)

French doors opening to the garden. With exterior electrically operated sun awnings. Feature fireplace with electric fire. Radiator.

## Kitchen/Diner

18'11" x 11'8" (5.79m x 3.56m)

Refitted with a range of modern base and wall mounted units. Work surface space incorporating a stainless steel sink and drainer unit with mixer taps over. Halogen hob with extractor over. Built in electric double oven. Space for a fridge/freezer. Built in dishwasher. Radiator. Bifold doors to side. With exterior electrically operated sun awnings. Window to rear. Door to:

#### **Utility Room**

Base unit and work surface space. Stainless steel sink and drainer unit with mixer tap. Space for a washing machine and tumble dryer. Wall mounted boiler.

#### **Bedroom One**

11'6" x 11'4" (3.51m x 3.46m)

Window to front. Radiator. Built in triple wardrobes and shelving.

## **Bedroom Two**

11'5" x 10'10" (3.48m x 3.31m)

Window to front. Radiator.

#### **Bedroom Three**

8'7" x 8'6" (2.64m x 2.61m)

Window to side. Radiator.

#### **Refitted Shower Room**

8'6" x 8'6" (2.61m x 2.61m)

With suite to comprise: shower cubicle, vanity unit with inset wash hand basin, and low level w.c. Chrome heated towel rail. Radiator. Window to side elevation.

#### **Front Garden**

Block paved driveway providing off road parking for four cars. Wrought iron gates leading to garage. Flower and shrub border. Dwarf wall.

## **Garage**

With up and over style door. Personal door to side. Power and light connected.

## **Rear Garden**

Patio area. Area laid to artificial grass. Flower and shrub borders to side and rear. Shed. Timber fencing to boundaries.

## **Agents Note**

Council Tax Band D Energy Efficiency Rating D











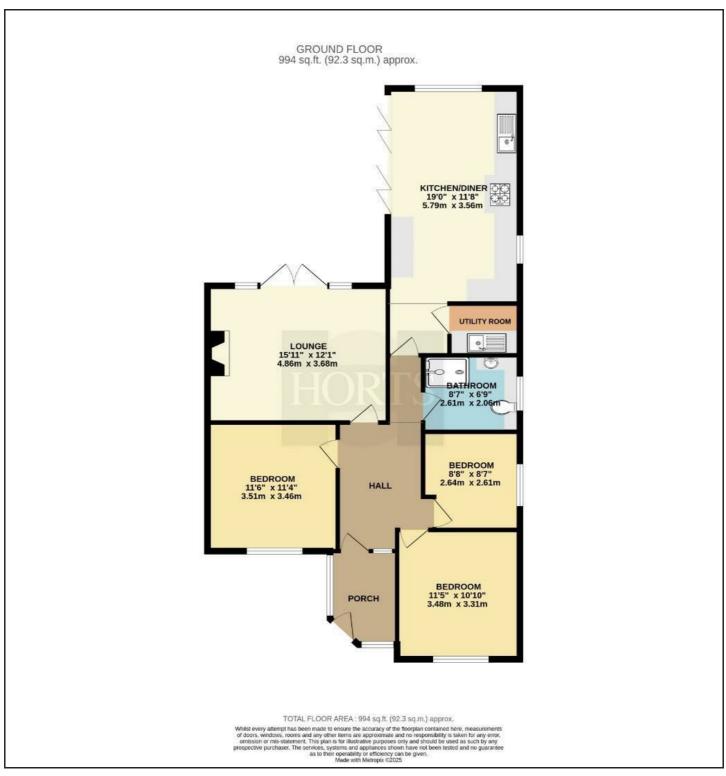


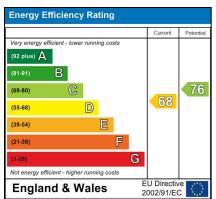


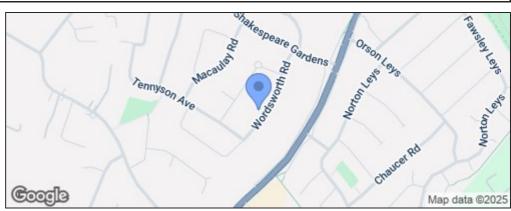












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