

**93 Pytchley Road  
Southfields  
RUGBY  
CV22 5NG  
£300,000**



- **THREE BEDROOM**
- **NO ONWARD CHAIN**
- **FITTED KITCHEN**
- **CONSERVATORY**
- **OFF ROAD PARKING**

- **SEMI DETACHED HOME**
- **LOUNGE/DINING ROOM**
- **DOWNSTAIRS W.C.**
- **WORKSHOP**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

An extended three bedroom semi detached property, offered with NO ONWARD CHAIN, located in the popular residential area of Southfields, conveniently situated between Rugby Town Centre and Hillmorton, providing easy access to the town's amenities, Rugby Train Station, and well regarded schools.

In brief, the accommodation comprises; porch, entrance hall, lounge/diner, conservatory, fitted kitchen, and w.c. to the ground floor. On the first floor there are three bedrooms and a four piece bathroom. Externally, there is off road parking for several vehicles, an enclosed rear garden which backs onto Great Central Walk, and a garage that has been converted into a work shop. This property additionally benefits from gas radiator central heating, upvc double glazing and a new roof

### **Accommodation Comprises**

Entry via upvc door with obscure double glazed panels and side screens into:

#### **Entrance Porch**

Tiled floor. Further upvc double glazed door with side screens into:

#### **Hallway**

Stairs rising to first floor with timber ballustrade. Laminate flooring. Coving to ceiling. Built in cupboard. Further cupboard housing consumer unit. Doors off to lounge/diner, kitchen, and downstairs w.c.

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

24'11" x 13'1" (7.61m x 4.00m)

Double glazed bay window to the front. Radiator. Brick fireplace with inset living flame gas fire and shelving. Coving to ceiling. Double glazed doors to conservatory.

#### **Conservatory**

9'10" x 9'10" (3.02m x 3.00m)

Of brick and upvc construction. Polycarbonate roof. Double glazed windows and door to garden. Tiled floor.

#### **Kitchen**

14'1" x 8'3" (4.30m x 2.53m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel one and a half bowl sink unit with mixer tap. Tiled splash backs. Built in electric oven and gas hob. Space and plumbing for a washing machine. Understairs storage area with space for a fridge/freezer. Radiator. Upvc double glazed windows to rear and side. Upvc double glazed door to side.

#### **Downstairs W.C.**

With low flush w.c. and wash hand basin with mixer tap, tiled splash back, and vanity unit. Laminate flooring. Obscure double glazed window to front and side elevations.

#### **First Floor Landing**

Upvc obscure double glazed window to side elevation. Timber ballustrade. Access to loft space with ladder. Doors off to bedrooms and bathroom.

#### **Bedroom One**

14'4" x 11'6" (4.37m x 3.51m)

Upvc double glazed bay window to front. Built in wardrobes. Coving to ceiling. Picture rail. Radiator.

**Bedroom Two**

10'9" x 10'10" (3.28m x 3.31m)

Upvc double glazed window to rear. Built in wardrobes. Coving to ceiling. Radiator.

**Bedroom Three**

9'2" x 7'6" (2.81m x 2.30m)

Upvc double glazed window to the front. Built in bedroom furniture. Laminate flooring. Coving to ceiling. Radiator.

**Bathroom**

With four piece suite to comprise; panelled bath, separate shower cubicle with electric shower, pedestal wash hand basin, and low level w.c. Fully tiled walls. Tiled floor.

**Front Garden**

Off road parking for several vehicles. Side pedestrian access leading to the rear garden.

**Workshop (Converted Garage)**

22'11" x 8'6" (7.00m x 2.60m)

Double glazed windows to front, side and rear. Double glazed door to front. Power and lighting.

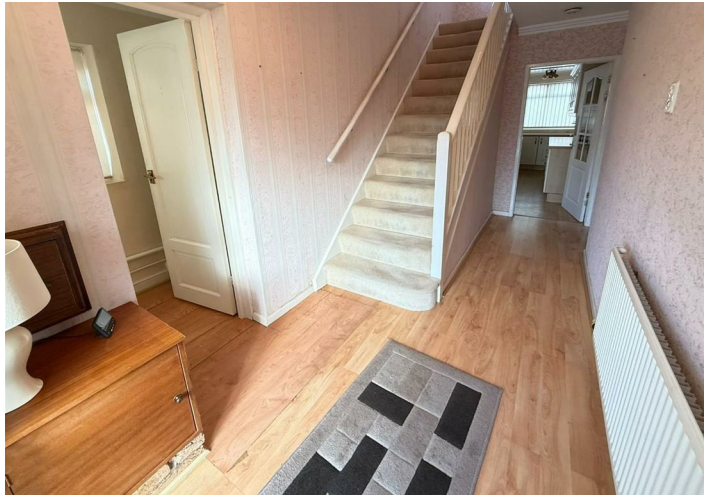
**Rear Garden**

Paved patio area. Mainly laid to lawn. Raised ornamental fish pond. Shrub borders. Enclosed by timber panel fencing, and backing on to Great Central Walk.

**Agents Note**

Council Tax Band: C

Energy Efficiency Rating: D







GROUND FLOOR

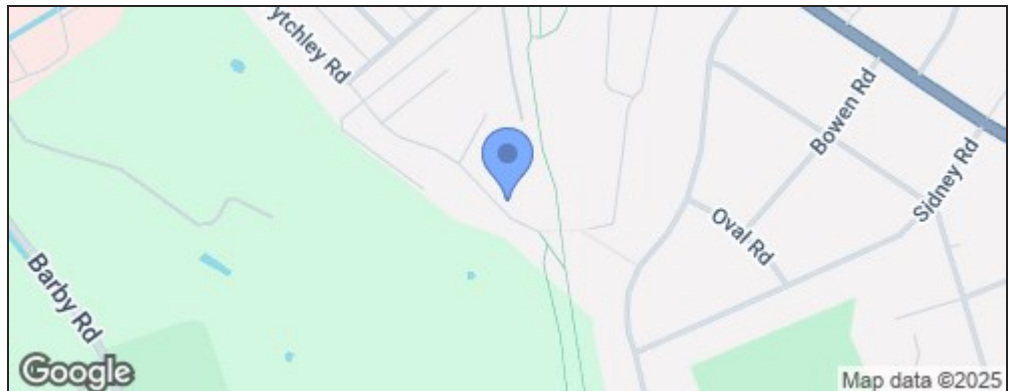
1ST FLOOR



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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.