

**5 Haswell Close
Southfields
RUGBY
CV22 5LU
£325,000**



- **THREE BEDROOM**
- **NO ONWARD CHAIN**
- **LOUNGE / DINING ROOM**
- **OFF ROAD PARKING**
- **CLOSE TO AMENITIES**

- **SEMI DETACHED HOME**
- **GROUND FLOOR W.C**
- **GARAGE**
- **WELL MAINTAINED MATURE REAR GARDEN**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom semi detached property located within close proximity of Rugby Town Centre. In brief the accommodation comprises; entrance hall, downstairs w.c. , lounge/dining room, fitted kitchen, three bedrooms and a bathroom. This property also benefits from gas radiator central heating and double glazing. Externally there is a well maintained rear garden and garage with off road parking for several vehicles. This property is offered with NO ONWARD CHAIN. Situated close to Rugby town centre with easy access to the region's central motorway networks, including the M6, M1 and M45. Rugby railway station offers a regular high speed rail link to London Euston and Birmingham. 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 part opaque glazed entrance door into:

Entrance Hall

Two opaque windows to front aspect. Radiator. Stairs rising to first floor landing. Connecting doors to:

Cloakroom / W.C.

With low level w.c. and wall mounted corner basin. Part tiled walls. Opaque window to front.

Lounge / Dining Room

20'5" x 16'11" (6.24m x 5.18m)

maximum measurements. An 'L' shaped room. Window to rear aspect. Sliding patio doors. Feature fireplace with gas fire and conglomerate hearth and mantle. Two radiators. Serving hatch to kitchen.

Kitchen

12'1" x 8'5" (3.69m x 2.57m)

Fitted with a range of base and eye level units. Work surface space incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated electric oven and gas hob with extractor canopy over. Space for an upright fridge/freezer. Space and plumbing for a washing machine. Window to side aspect. Opaque part glazed door to side. Access to two storage cupboards, one having an opaque window to the side. Ceramic tiled floor.

First Floor Landing

Window to front aspect. Doors off to:

Bedroom One

10'11" x 10'9" (3.34m x 3.30m)

Window to front aspect. Radiator.

Bedroom Two

12'3" x 8'8" (3.74m x 2.65m)

Window to rear aspect. Radiator. Fitted wardrobes with sliding doors.

Bedroom Three

9'1" x 9'2" (2.79m x 2.80m)

Window to rear aspect. Radiator. Built in double wardrobe.

Shower Room

Refitted to include; low level w.c., wash hand basin with vanity unit, and a double shower enclosure with mixer shower. Aqua boarding to walls. Heated towel rail. Cupboard housing gas central heating combi boiler.

Front Garden

Block paved driveway providing off road parking for several vehicles. Dwarf wall and timber fencing to boundaries.

Rear Garden

The south facing garden is mainly laid to lawn. Patio area adjacent to the rear of the property. Further patio area. Enclosed by timber panel fencing and hedgrows. Access to garage.

Detached Garage

Of brick construction. Metal up and over door. Power and light connected. Window to side aspect. Personal door to garden.

Agents Note

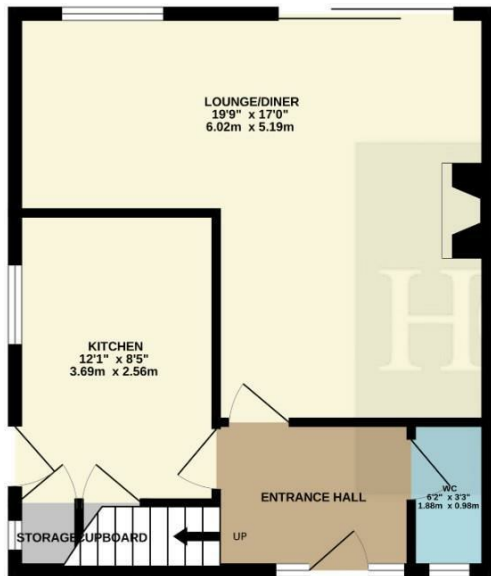
Council tax rating:

Energy Efficiency Rating:

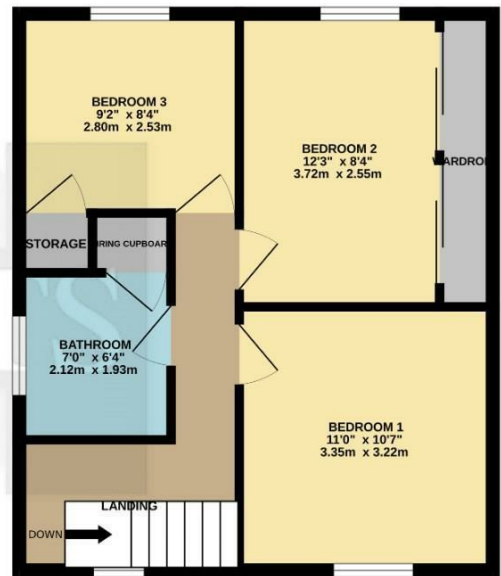




GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

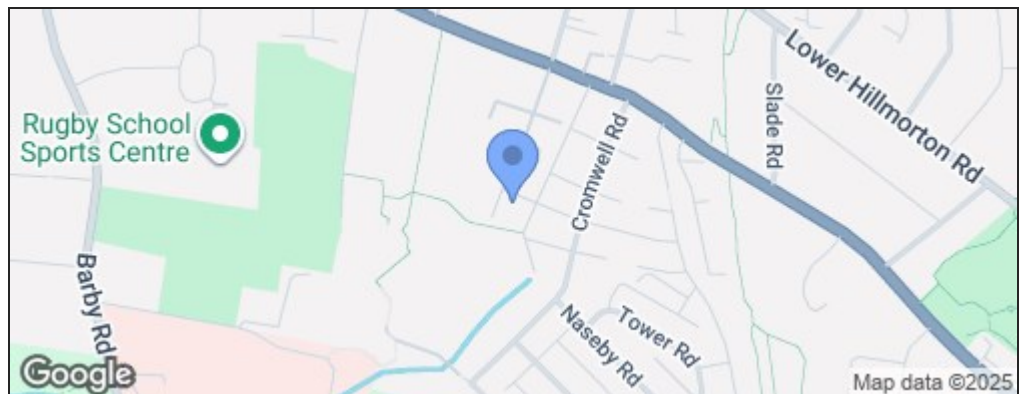


1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 910 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. 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	
		79
	65	



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.