

**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**

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**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 pluming 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 hedgerows. 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**

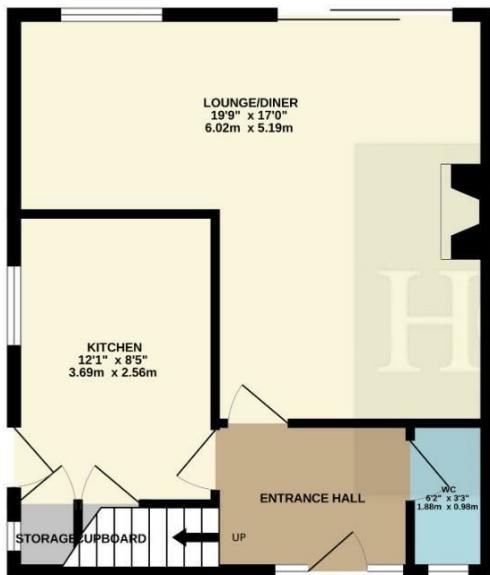
Council tax rating:

Energy Efficiency Rating:

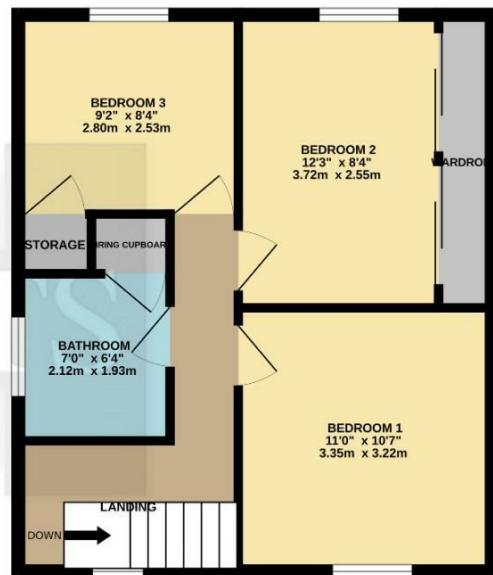




GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



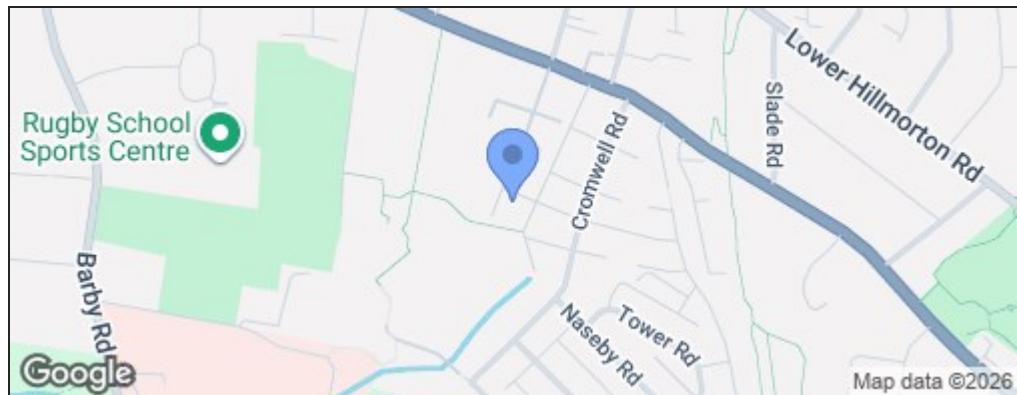
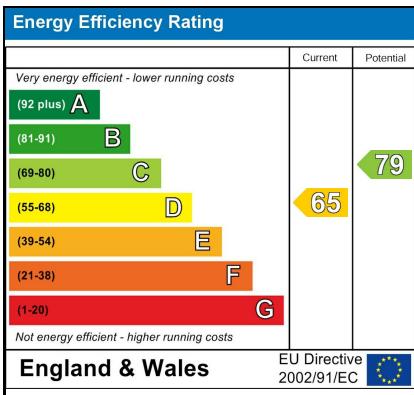
1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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