



HR ESTATE AGENTS

4 Bedrooms

House

£375,000

Located in

Rugby





# Everest Road

Rugby | CV22 6EX



Zacharias Ermogenous is delighted to present this beautifully presented and deceptively spacious four-bedroom semi-detached dormer bungalow, ideally located on the popular Everest Road in the heart of Rugby.

The accommodation comprises an entrance hall, lounge, and a generous open-plan kitchen/diner, along with four well-proportioned bedrooms and a modern shower room arranged over two floors. The property has been recently renovated to a high specification, offering immaculate and flexible living space throughout.

Outside, there is a well-maintained rear garden, a detached garage, and off-road parking for multiple vehicles, suitable for vans or caravans. Further benefits include gas central heating with a brand-new boiler, double glazing, and attractive external uplighting.

The property is within walking distance of Rugby town centre, with a wide range of shops, restaurants, and amenities close by. Excellent schooling options are available, including academies, grammar schools, Warwickshire College, and the renowned Rugby School. For commuters, Rugby Railway Station provides a regular service to London Euston in under 50 minutes, alongside easy access to major road networks.



# Everest Road

£375,000 Freehold



- No Chain
- Extended and Renovated to High Standard
- Open Plan Modern Fitted Kitchen/Diner
- Garage & Ample Off Road Parking
- Beautifully Presented Family Home
- Situated In A Highly Desirable Residential Area
- Generous Front & Rear Garden
- Sought After School Catchment Area



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 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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## Council Tax Band C

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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>		
(55-68) <b>D</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	

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