



32 Longrood Road | Rugby | Warwickshire | CV22 7RE



EST. 2005

THORNTON
ROBSON
ESTATE AGENTS

32 Longrood Road
Bilton
Rugby
CV22 7RE

£599,995 Freehold

A rare opportunity to purchase a detached Bungalow in one of the most prestigious neighbourhoods in Rugby. Constructed in the 1950's this is only the second time this property has ever come to market. Gas CH and Upvc DG. Situated adjacent to Rugby High School Grammar School for girls, this family home provides generous accommodation over two floors, parking for several vehicles (with 'in and out' driveway), Garage and large lawned private rear garden. Lapsed planning for extension.

Location: Located in the sought after part of Rugby within walking distance of Bilton Village and the amenities provided there including Tesco Express, Co-Op and two Public Houses. Sainsbury's superstore is also close by as are reputable schools for all ages. The property is on a major bus route with direct access to Rugby town centre and train station.



Bedroom One/Reception

Detached Bungalow

Open Plan Lounge/Diner

Large Landsaped Rear Garden

Tandem Garage

Potential To Extend

3/4 Bedrooms

Refurbished Bathroom

Ample Off Road Parking

Sought After Location

In & Out Driveway

Entrance Porch

Entrance Hall

Bedroom One/Reception Room

14`8" x 13`9" (4.54m x 4.26m)

Bedroom Two

11`4" x 10`3" (3.49m x 3.16m)

Kitchen

12`9" x 6`3" (3.95m x 1.95m)

Open Pan Lounge/Diner

19`9" x 12`9" (6.09m x 3.96m)

Stairs to First Floor

Bedroom Three

18`7" x 11`6" (5.73m x 3.56m)

Restricted head height

Bedroom Four

11`5" x 9`7" (3.51m x 2.98m)

Restricted head height

Garage

Gardens



Kitchen

Ground Floor: Entrance porch leading to hallway with flexible accommodation over two floors. Two ground floor bedrooms (one currently used as an extra reception room) with refurbished bathroom having all porcelain tiles, open plan Kitchen/Lounge/Diner.

First Floor: Two bedrooms (restricted head height) the larger room having plumbing in situ for en-suite shower room.

Outside: In and out driveway, parking for several vehicles. Tandem Garage with power and light. Pedestrian access to both sides of property. Fully enclosed private rear Garden with established borders, laid mainly to lawn with decked seating area. Two brick outbuildings, one housing washing machine and boiler.





Lounge/Diner



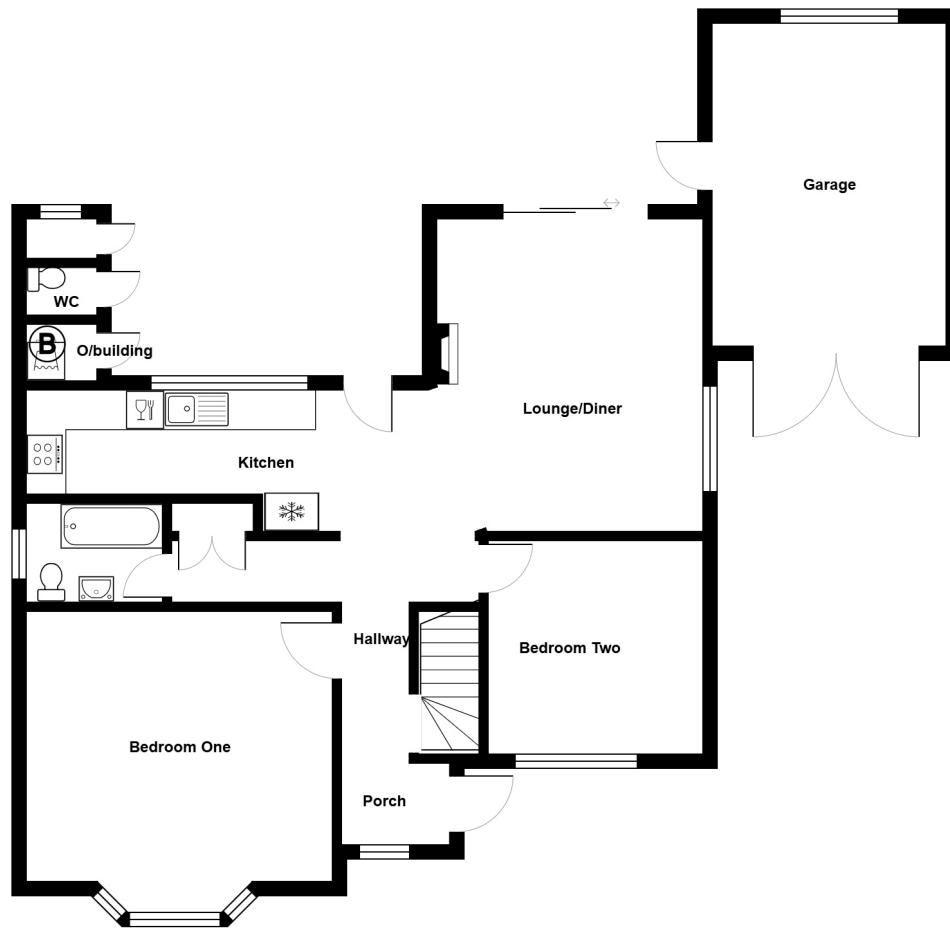
Lounge/Diner



Bathroom

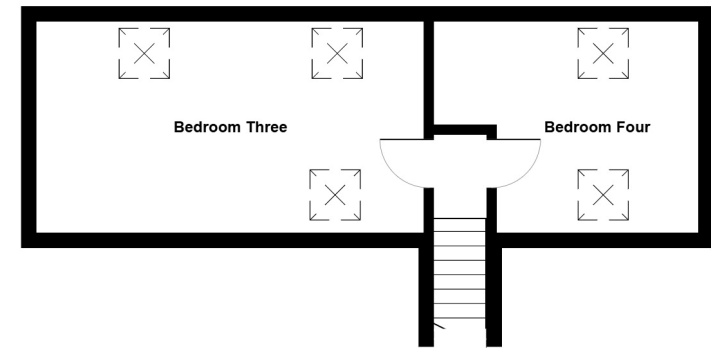






Ground Floor

Not to scale for reference only



First Floor

Viewing: Strictly via the Agents, Thornton Robson, 27 Albert Street, Rugby, CV21 2SG. Tel 01788 547000 Email sales@thorntonrobson.com

Note: In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Thornton Robson

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |