



14 Buchanan Road , Rugby, CV22 6AY

This modern, SEMI DETACHED property, enjoys a superb LARGER THAN AVERAGE PLOT SIZE, offering excellent POTENTIAL TO EXTEND (subject to planning permission).

The plot includes spacious wraparound gardens to the rear and side aspects, a large gravelled driveway and single garage providing off road parking for multiple vehicles.

Offered for sale with NO ONWARD CHAIN, the property benefits from recent upgrades and additions including double glazed doors and windows, an entrance porch, gas central heating WORCESTER BOSCH combi boiler, timber fencing and gravelled driveway.

The accommodation is arranged over two floors, and comprises of an entrance porch, lounge/diner, and fitted kitchen on the ground floor, with a landing area, family bathroom and two double bedrooms to the first floor.

Guide price £220,000

14 Buchanan Road , Rugby, CV22 6AY



- Semi Detached
- Recently Updated
- Fitted Kitchen
- Large Gardens, Driveway and Single Garage
- Two Double Bedrooms
- Entrance Porch
- Family Bathroom
- NO ONWARD CHAIN
- Lounge/Diner
- POTENTIAL TO EXTEND (STPP)

Lounge/Diner

17'1" x 12'2" (5.21 x 3.72)

Kitchen

12'2" x 6'10" (3.72 x 2.10)

Bedroom One

12'2" x 8'5" (3.72 x 2.59)

Bedroom Two

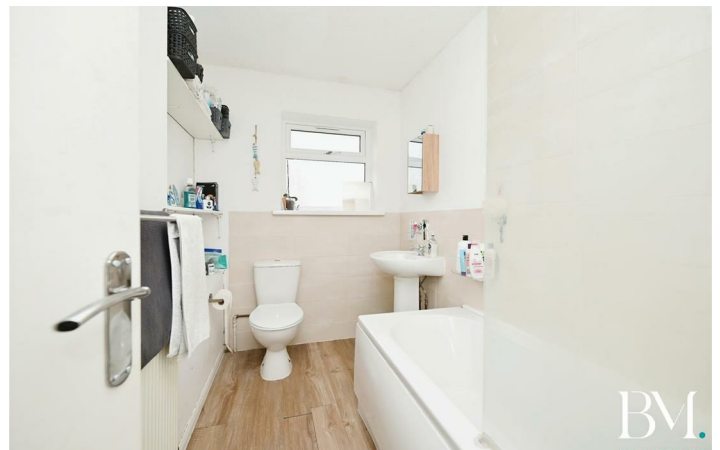
12'2" x 6'11" (3.72 x 2.13)

Bathroom

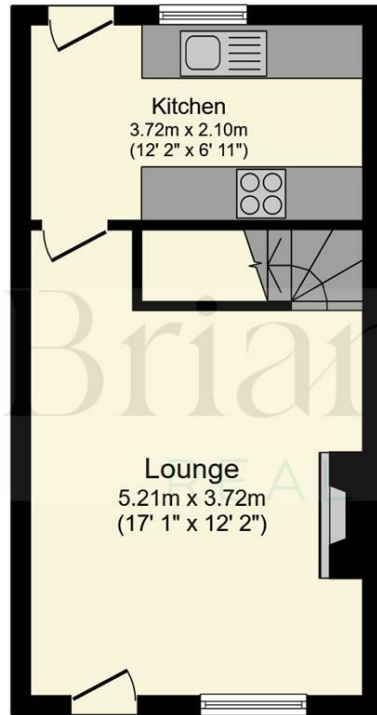
8'6" x 5'6" (2.60 x 1.70)



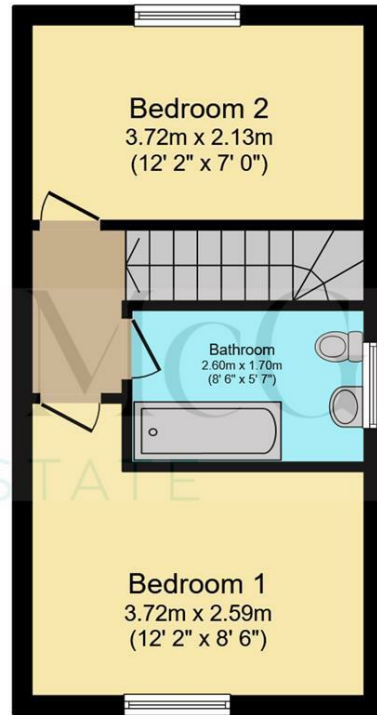
[Directions](#)



Floor Plan



Ground Floor
Floor area 27.9 m² (300 sq.ft.)



First Floor
Floor area 27.9 m² (300 sq.ft.)

TOTAL: 55.8 m² (601 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

