



## 73 Ambleside , Rugby, CV21 1QP

This superb detached property enjoys an EXCEPTIONALLY LARGE CORNER PLOT position, with off road parking for approx 8 vehicles with the extensive driveway and garage.

Offered for sale with NO ONWARD CHAIN, this property boasts FOUR DOUBLE BEDROOMS, and THREE RECEPTION ROOMS.

The generously proportioned accommodation is arranged over two floors, comprising of an entrance hall, guest WC, dual aspect lounge, conservatory, fitted kitchen, and dining room. The first floor features a landing area, master bedroom with en-suite shower room, a family bathroom, and three further double bedrooms.

This will make a fantastic home, with plenty of room for growing families, and benefits from double glazing, gas central heating, and an enclosed rear garden with lawned and patio/entertaining areas.

Offers over £330,000

# 73 Ambleside , Rugby, CV21 1QP



- Attractive Detached Property
- Three Receptions
- EXCEPTIONALLY LARGE DRIVEWAY
- Enclosed Rear Garden
- Four Double Bedrooms
- Fitted Kitchen
- NO ONWARD CHAIN
- Family Bathroom, En-Suite & Guest WC
- Garage

## Entrance Hall

6'5" x 4'5" (1.96 x 1.35)

## Guest WC

6'5" x 3'3" (1.96 x 1.01)

## Lounge

19'5" x 11'11" (5.92 x 3.64)

## Conservatory

12'4" x 10'5" (3.76 x 3.20)

## Kitchen

11'1" x 10'3" (3.38 x 3.14)

## Dining Room

12'11" x 8'10" (3.96 x 2.70)

## Bedroom One

12'2" x 10'3" (3.72 x 3.14)

## En-Suite

8'11" x 3'4" (2.73 x 1.02)

## Bedroom Two

12'3" x 10'8" (3.75 x 3.27)

## Bedroom Three

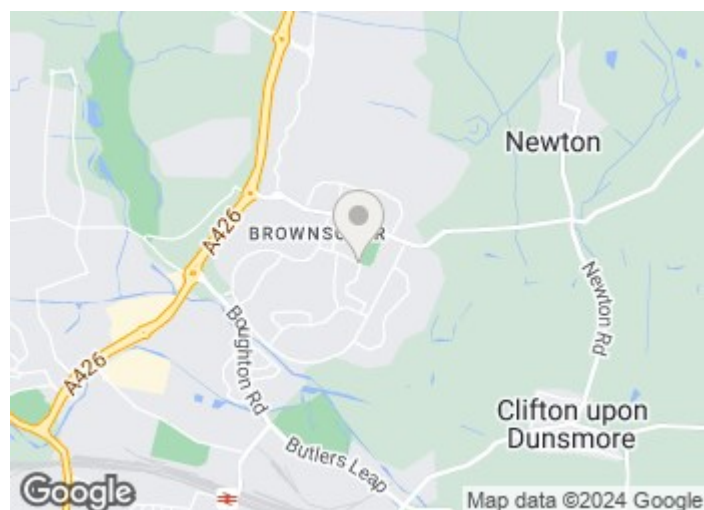
13'1" x 6'11" (4.01 x 2.13)

## Bedroom Four

12'1" x 6'11" (3.70 x 2.13)

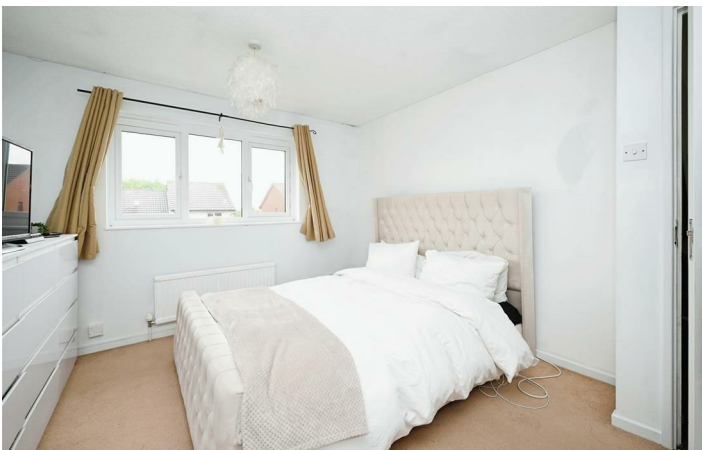
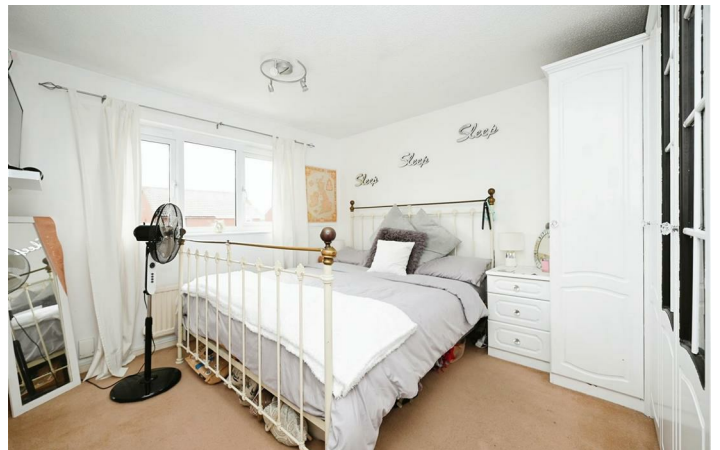
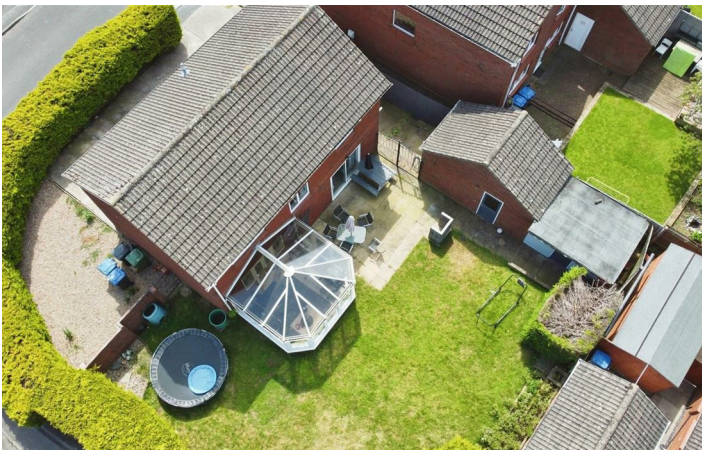
## Bathroom

9'0" x 8'11" (2.76 x 2.73)

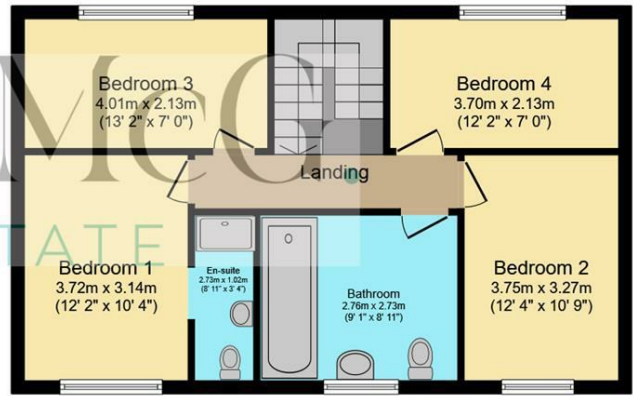


[Directions](#)





# Floor Plan



**TOTAL: 128.1 m<sup>2</sup> (1,379 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

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	