



40 Garyth Williams Close , Rugby, CV22 6TF

This ATTRACTIVE, mid terraced property boasts TWO DOUBLE BEDROOMS, off road parking, a set back from the road position, two receptions, a REAR SINGLE STOREY EXTENSION, with modern fitted kitchen, and two bathrooms.

Located in a quiet cul-de-sac, this property offers spacious and versatile living accommodation arranged over two floors.

There is an entrance porch, lounge, dining room, modern fitted kitchen and a shower room on the ground floor, with a landing area, two spacious double bedrooms and a family bathroom on the first floor.

The property is beautifully presented throughout, benefits from double glazing and gas central heating to radiators, and enjoys an enclosed, low maintenance, rear garden.

Guide price £230,000

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- Gorgeous Mid Terraced Property
- EXTENDED - Rear Single Storey
- Modern Fitted Kitchen
- Beautifully Presented Throughout
- Two Double Bedrooms
- Entrance Porch
- Two Bathrooms
- Set Back From The Road Position
- Two Receptions
- Enclosed Rear Garden

Entrance Porch 8'5" x 4'9" (2.57 x 1.47)

Lounge 14'6" x 13'3" (4.44 x 4.05)

Dining Room 13'9" x 10'11" (4.20 x 3.35)

Ground Floor Shower Room 7'3" x 4'9" (2.23 x 1.45)

Kitchen 12'10" x 9'10" (3.93 x 3.00)

Bedroom One 12'8" x 10'1" (3.88 x 3.09)

Bedroom Two 11'5" x 9'6" (3.49 x 2.92)

Bathroom



[Directions](#)



Floor Plan



Ground Floor
Floor area 49.5 m² (533 sq.ft.)



First Floor
Floor area 33.4 m² (359 sq.ft.)

TOTAL: 82.9 m² (892 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	