



39 Epsom Road , Rugby, CV22 7PF

This EXCEPTIONAL, EXTENDED semi detached property, enjoys a LARGER THAN AVERAGE CORNER PLOT position, with wraparound gardens, a driveway to the front aspect, SECURE GATED OFF ROAD PARKING and THE MOST UNIQUE DOUBLE GARAGE with dual electric roller doors we have ever seen!

ARCHITECT DRAWINGS have also been produced for a TWO STOREY SIDE EXTENSION subject to attaining planning permission (These plans have NOT been submitted for approval yet).

The stylish, and spacious living accommodation is arranged over two floors, with an entrance hall to the side aspect, a bay fronted living room with built in media wall and large screen tv included. There is a contemporary refitted family bathroom, and an open plan fitted kitchen/diner on the ground floor. The first floor hosts a landing area and three well proportioned bedrooms.

Guide price £325,000

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- Exceptional Semi Detached Property
- Secure Gated off Road Parking
- Bay Fronted Lounge With Media Wall & Large Screen TV Included
- Wraparound Gardens
- Larger Than Average Corner Plot
- Fully Refurbished Detached Double Garage With Electric Doors
- Refitted Kitchen/Diner
- Three Bedrooms
- Extended To Rear
- Refitted Family Bathroom

Entrance Hall

Lounge

16'1" x 12'5" (4.92 x 3.80)

Bathroom

8'1" x 5'2" (2.47 x 1.58)

Kitchen/Diner

19'10" x 10'7" (6.05 x 3.25)

Bedroom One

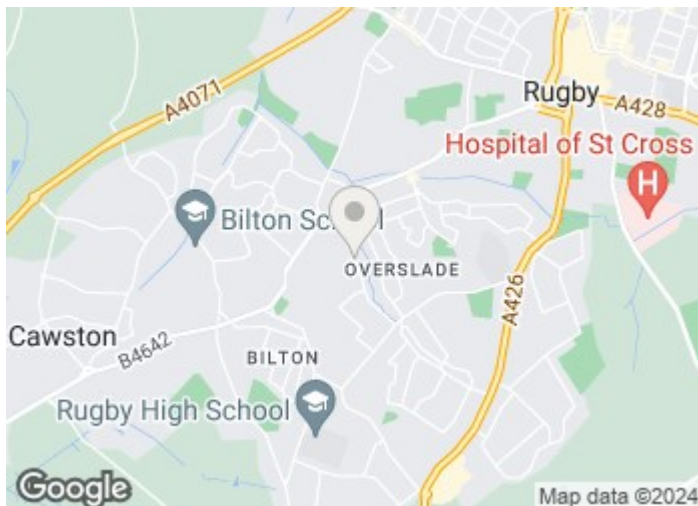
13'7" x 9'6" (4.16 x 2.91)

Bedroom Two

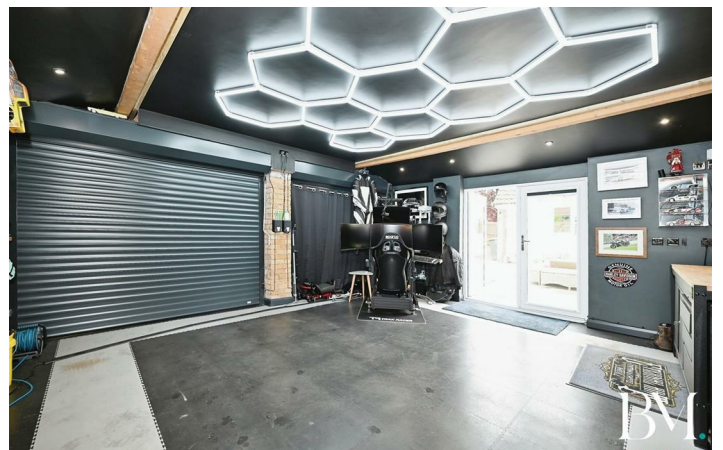
14'10" x 8'0" (4.53 x 2.46)

Bedroom Three

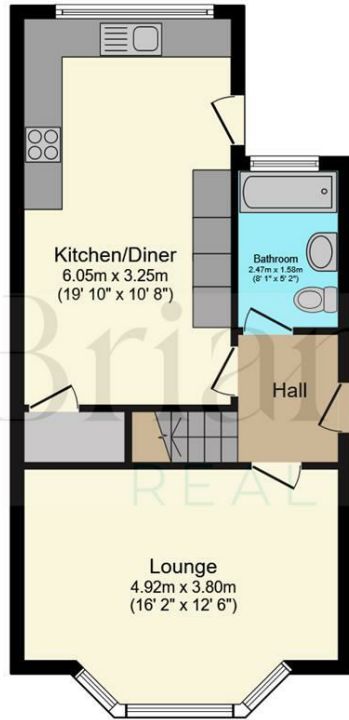
8'6" x 7'9" (2.60 x 2.38)



[Directions](#)



Floor Plan



Ground Floor

Floor area 47.3 m² (509 sq.ft.)



First Floor

Floor area 37.9 m² (408 sq.ft.)

TOTAL: 85.3 m² (918 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.

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	