



28 Epsom Road , Rugby, CV22 7PF

Well Presented, Two Bedroom, Semi Detached Bungalow, With Generous Outdoor Space - No Onward Chain.

Tucked away in a convenient, and sought after location, this beautifully maintained two bedroom bungalow offers comfortable, single level living with excellent access to local amenities, schools, and transport links.

Approached via a tandem driveway, providing parking for two vehicles, the property also benefits from additional gated parking and a detached garage. The front garden is stocked with mature shrubs and trees, while the enclosed rear garden offers a private oasis - featuring a timber pergola covered patio area ideal for outdoor dining and entertaining, alongside a well kept lawn.

Guide price £235,000

28 Epsom Road , Rugby, CV22 7PF



- Well Presented Semi Detached Bungalow
- Tandem Driveway, Gated Parking & Detached Garage
- Enclosed Rear Garden With Pergola, Patio and Lawn
- Convenient Location Close To Shops, Schooling & Transport Links
- No Onward Chain
- Spacious Lounge/Diner With French Doors Leading to Garden
- Attractive Front Garden With Mature Shrubs & Trees
- Two Generous Double Bedrooms Filled With Natural Light
- Fitted Kitchen & Modern Bathroom with Bath & Overhead Shower
- Gas Central Heating & Double Glazing

Entrance Hall

9'11" x 7'2" (3.04 x 2.20)

Lounge/Diner

16'6" x 10'6" (5.04 x 3.22)

Kitchen

9'11" x 8'7" (3.03 x 2.63)

Bathroom

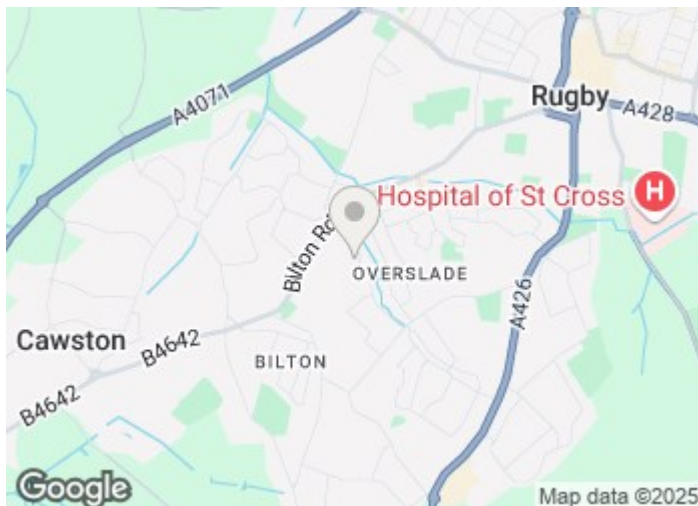
6'4" x 5'8" (1.95 x 1.75)

Bedroom One

13'5" x 13'2" (4.11 x 4.02)

Bedroom Two

9'7" x 8'9" (2.93 x 2.69)



[Directions](#)



Floor Plan



Floor Plan
Floor area 57.0 sq.m. (614 sq.ft.)

Total floor area: 57.0 sq.m. (614 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.

