



58 Everest Road, Rugby, Warwickshire, CV22 6EX

HOWKINS &  
HARRISON



58 Everest Road,  
Rugby, Warwickshire,  
CV22 6EX

Guide Price: £325,000

A very well presented, two bedroom detached bungalow with a modern fitted kitchen and bathroom, offering a low maintenance rear garden and a block paved driveway with a garage, situated in a quiet location close to Rugby Town Centre. The property also benefits from planning permission to extend, which would create an open plan kitchen/dining/family room to the ground floor and two bedrooms with a bathroom to the first floor, whilst still retaining a ground floor bedroom.

### Features

- Detached Bungalow
- Two double bedrooms
- Recently refitted kitchen
- Modern family bathroom
- Gas central heating with new combi-boiler
- Recently rewired
- Block paved driveway
- Single garage
- Low maintenance rear garden
- With planning permission to extend
- No onward chain
- Close to Rugby Town Centre



## Location

This is a rare opportunity to own a well maintained modernised detached bungalow. The property is situated in the highly sought after residential area of Shakespeare Gardens on the outskirts of Rugby town. Local amenities are available within walking distance which include a Co-op store, large Sainsbury's supermarket and a post office. Rugby town is within walking distance or is a short bus journey away and offers a broader range of high street shops, independent retailers, restaurants, bars, and leisure facilities. Schooling is available at Bawnmore School, Bilton Junior School, and Rokeby, with independent options at Crescent School and Bilton Grange Preparatory School. Secondary education is available at Harris Church of England Academy, Bilton High School, Rugby High School for Girls and Lawrence Sheriff in nearby Rugby. The property is also very well positioned for the commuter with easy access to the M1/M6 and M45 motorway networks. It is also a short drive from Rugby train station which operates mainline services to London Euston in less than 50 minutes.



## Living Accommodation

A light and airy entrance hall, with solid wooden flooring, leads you into the living accommodation with a dual aspect sitting room with a feature fireplace creating a welcoming focal point to the room. The kitchen can be found to the rear of the property and is fitted with a range of modern white shaker style units, incorporating numerous cupboards and drawers, with tiling to the floor and metro style tiling to the splash back areas. Fitted appliances include an electric oven and hob with extractor above, along with space and plumbing for white goods. The family bathroom has been fitted with a modern white suite with a D shaped bath, with glass shower screen and shower over, pedestal wash hand basin and WC, complemented with deco patterned floor tiling and white metro tiles to the water sensitive areas. Two double bedrooms complete the accommodation, with bedroom one being located to the front aspect, whilst bedroom two is situated to the rear elevation.

## Outside

The front of the property has recently been block paved offering ample off-road parking and providing access to the single garage. Side gates on each side of the property lead to the rear garden, which has been recently hard landscaped offering a mix of block paving, slabs and gravel creating a low maintenance good sized outdoor space, along with a new fence making the rear garden private and secure. The garden also benefits from a shed for storage and steps to access the kitchen. Outdoor lighting has been installed around the property covering all main angles.

The property benefits from planning permission to extend which would create an open plan kitchen/dining/family room and two first floor bedrooms with bathroom. Full planning permission has been granted and can be viewed on Rugby Borough Councils planning portal Ref: R24/0907.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Viewing

Strictly by prior appointment via the selling agent  
Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

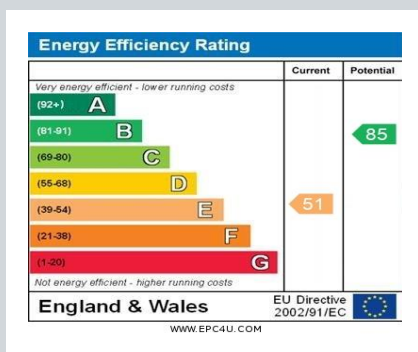
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – D.



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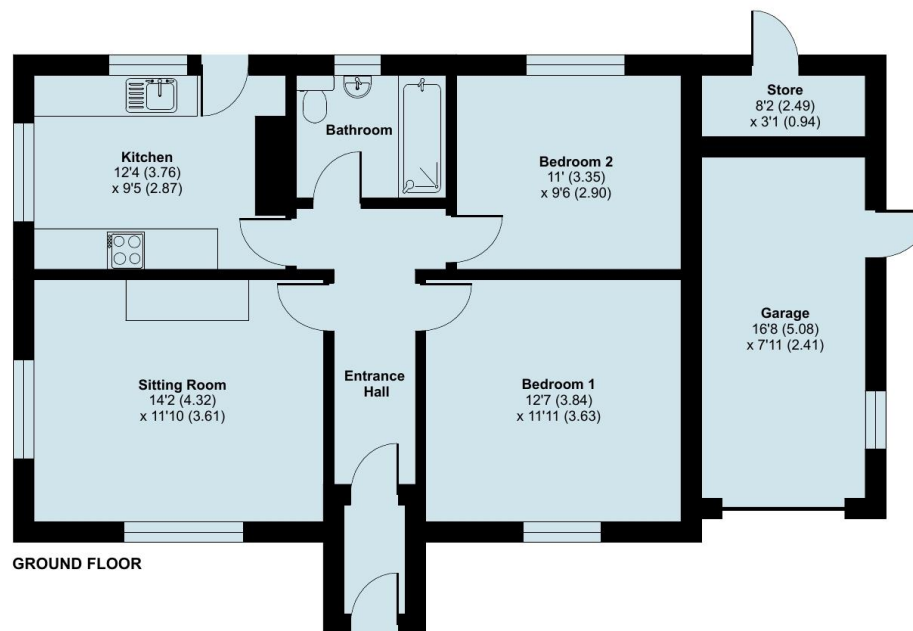
Approximate Area = 704 sq ft / 65.4 sq m

Garage = 133 sq ft / 12.3 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 861 sq ft / 79.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Howkins & Harrison. REF: 1318776

## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
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