



38 Stowe Drive, Rugby, Warwickshire, CV22 7NX

HOWKINS &
HARRISON

38 Stowe Drive,
Rugby, Warwickshire,
CV22 7NX

Guide Price: £270,000

A four bedroom town house over three floors with single garage with electric door and off-road parking, ideally located in a popular residential area close to local amenities.

Features

- Popular residential location
- Three storey town house
- Living/dining room
- Four bedrooms, two of which are doubles
- Principal bedroom with en-suite
- Off-road parking
- Single garage with electric door
- Enclosed rear garden
- Electric vehicle charging point
- Hive system



Location

Stowe Drive is situated off Bilton Road and close to Rugby town centre which has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away. Lawrence Sheriff and Rugby School are both within easy reach. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just less than 50 minutes, as well as regular services to Coventry, Birmingham, and the north.



Ground Floor

The property opens into the entrance hall, with stairs rising to the first floor and doors leading to the ground floor accommodation including a useful understairs storage cupboard and the downstairs cloakroom, fitted with wood effect flooring which extends throughout the ground floor. Overlooking the front aspect, the kitchen has been fitted with a variety of light beech wall and base kitchen cabinets and drawers with work surface over, along with a breakfast bar and space with plumbing for a washing machine, oven, fridge/freezer and dishwasher. The living/dining room overlooks the rear with a door which provides access to the garden.

First Floor

A galleried landing has stairs rising to the second floor and doors leading to a linen cupboard, two bedrooms and the family bathroom, which is fitted with vinyl flooring, bath with shower and shower screen over, white high gloss vanity unit with wash hand basin and mirror over and a WC.

Second Floor

The principal bedroom is located on the top floor and is of a generous size, benefitting from its own en-suite bathroom fitted a pedestal wash hand basin with tiling, shelf and mirror over, chrome and glass shower enclosure with rainfall and handheld shower with

easy clean panels and a WC. There is a further bedroom to this floor which is currently being used as a study.

Outside

To the front of the property there are low maintenance borders either side of steps which leads to the front door. There is off-road parking and a garage fitted with an electric door which is accessed via Sissinghurst Close. The garage has a personnel door which provides access to the split-level rear garden which is mainly laid to lawn, with post and rail fencing dividing the two sections and steps up to the elevated area where there is an established Silver Birch tree.

Viewing

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

Fixtures and Fittings

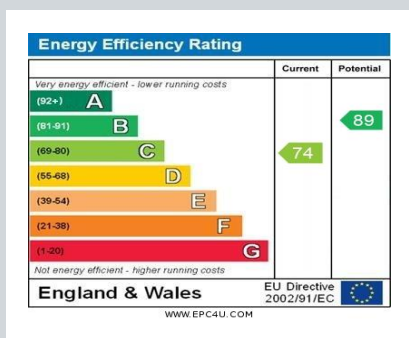
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

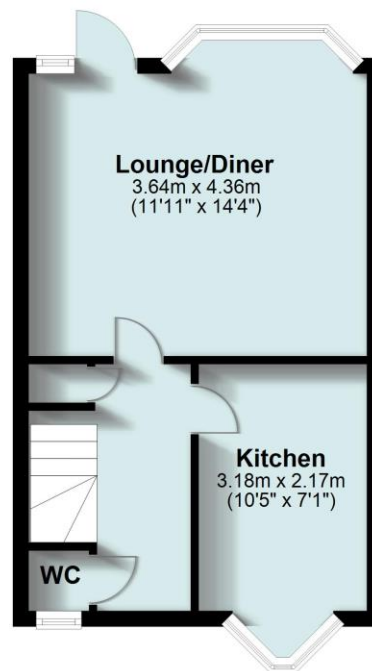
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

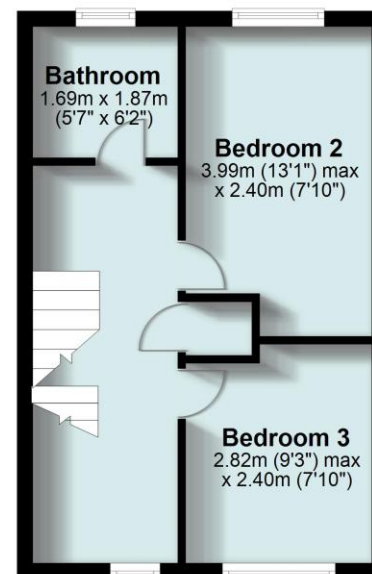
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – D.



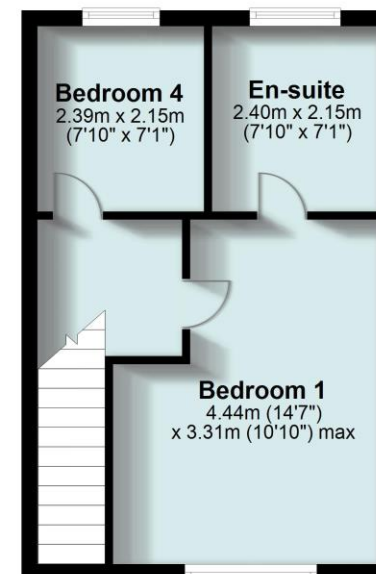
Ground Floor



First Floor



Second Floor



Howkins & Harrison

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

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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