



62 Wolsey Road, Rugby, Warwickshire, CV22 6LW

HOWKINS &
HARRISON

62 Wolsey Road,
Rugby, Warwickshire,
CV22 6LW

Guide Price: £265,000

This three bedroom, semi detached Dorma bungalow is located in the popular Woodlands estate and is in close proximity to local amenities. The property benefits from a kitchen/breakfast room, a spacious lounge/diner, enclosed rear garden and a single garage. Offered to the market with no onward chain.

Features

- Popular residential location
- Kitchen/breakfast room
- Lounge/diner
- Three bedrooms
- Gas central heating
- Enclosed rear garden
- Off-road parking
- Single garage



Location

The property is located to the south of Rugby in the sought after Woodlands area which boasts a variety of independent shops and stores, supermarket, public houses and excellent schooling. It is conveniently located to nearby Bilton Village, a suburb of Rugby located about 1.5 miles from the town centre. It comprises of much of the western half of the town, close to Sainsburys superstore and is home to many reputable schools for all ages including; Bawnmore Infant School, Bilton C of E Junior School, Bilton Infant School, Bilton School, Cawston Grange School, Rugby High School for Girls, Lawrence Sherriff School, and Crescent School. Bilton provides easy access to major road networks, including the M1, M6, M45, A45 and a fast train service direct to London Euston from Rugby Railway Station. There is also a regular bus service to Rugby Town Centre.

Agents Note

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

Ground Floor

A UPVC door opens into a welcoming entrance hall with stairs rising to the first floor and doors leading through to the living



accommodation, including door to a useful understairs storage cupboard. Off the entrance hall is the kitchen/breakfast room fitted with a range of base and eye level units with complementary worksurfaces over and space for a freestanding cooker and space with plumbing for a washing machine and fridge/freezer. From the kitchen, a door leads to a side pathway, giving access to both the rear and front of the property, access to which is gated. The spacious lounge/diner is located to the rear of the property and benefits from two sets of patio doors, affording plenty of natural light and providing views over the garden. A feature fireplace with a gas fire inset, stone surround and hearth provides an attractive focal point to the room.

First Floor

To the first floor there are three well-proportioned bedrooms and a family bathroom which comprises of a panelled bath with shower over, pedestal wash hand basin, chrome heated towel radiator and a WC, finished with part tiling to the walls.

Outside

To the front of the property there is a fore garden laid to lawn adjacent to which, is a driveway providing off-road parking in front of the single garage. The rear garden is enclosed by a combination of fencing and hedging and is mainly laid to lawn.

Viewing

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

Fixtures and Fittings

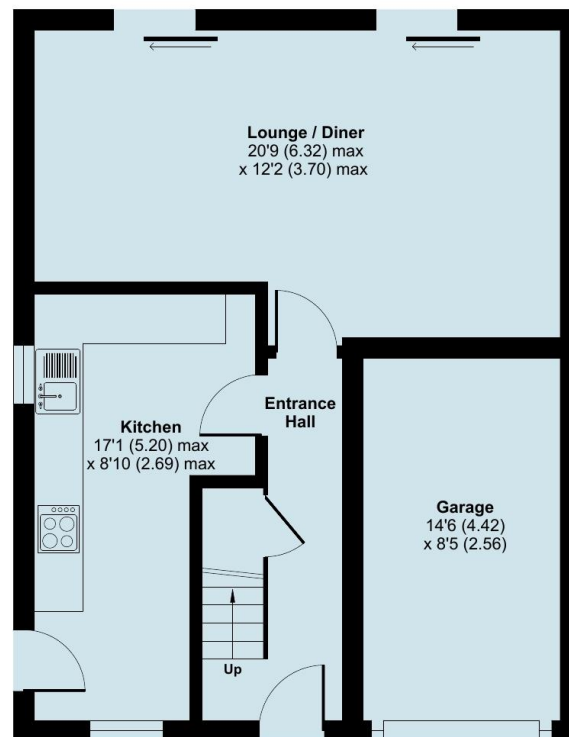
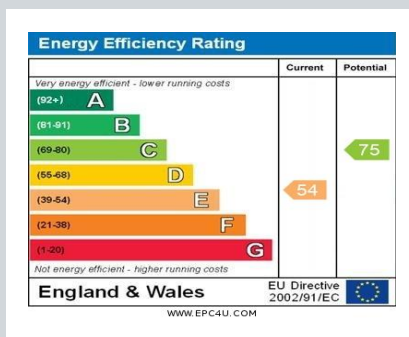
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – C.



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1359355

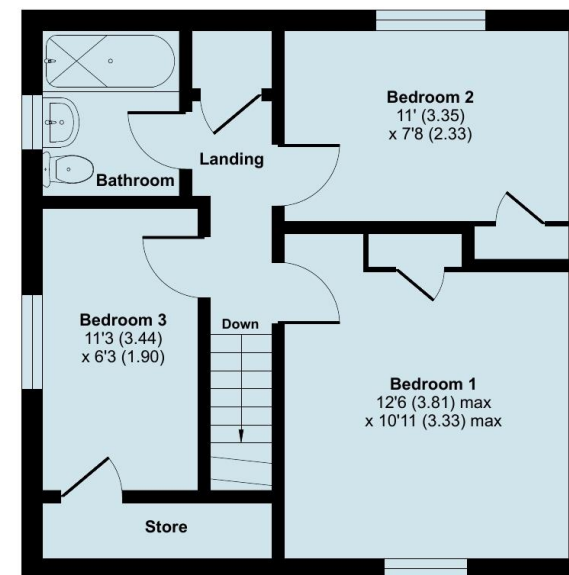
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Approximate Area = 893 sq ft / 82.9 sq m

Garage = 115 sq ft / 10.6 sq m

Total = 1008 sq ft / 93.5 sq m

For identification only - Not to scale



FIRST FLOOR

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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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