



7 Southey Road, Rugby, Warwickshire, CV22 6HF

HOWKINS &
HARRISON

7 Southey Road,
Rugby, Warwickshire,
CV22 6HF

Guide Price: £300,000

Offered for sale with no onward chain, a three-bedroom Dormer bungalow offering versatile accommodation including three reception rooms, conservatory and two first floor bedrooms, with a larger than average, private south facing rear garden and ample off-road driveway parking.

Features

- Popular residential location
- Three bedroom link detached
- Three reception rooms
- Ground floor bathroom
- First floor cloakroom
- Conservatory
- UPVC double glazing
- Gas central heating
- Larger than average size south facing garden
- Easy maintenance, professionally laid astro turf lawn
- Ample off-road parking
- Carpets, curtains and appliances included in the sale
- No onward chain



Location

The property is situated in the popular residential area of Shakespeare Gardens on the outskirts of Rugby town. Local amenities are available within walking distance and include a Co-op store, post office, and fast food outlet. Rugby town itself 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.

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

Versatile accommodation to the ground floor fitted with wood effect laminate flooring to the entrance hall, study, dining room, kitchen and bathroom. A large built-in cupboard in the hallway provides an The kitchen is situated to the rear of the property and is fitted with a range of oak effect base and eye level units incorporating numerous cupboards and drawers including a built-in larder unit along with space for appliances. From here, a door leads to the rear garden. A light and spacious sitting room to the front of the property features a gas fire with tiled surround and hearth. The fully tiled family bathroom to the ground floor is fitted with a white suite comprising of a bath with handheld shower attachment, vanity unit with inset wash hand basin and a WC. The

master bedroom can be found on the ground floor along with a study, with stairs rising to the first floor and a door leads through to the dining room, which in turn gives access to the UPVC conservatory.

First Floor

The first floor is accessed via the study and is currently divided into three rooms, the main bedroom is fitted with a wash hand basin with door through to a WC to one end of the room and bedroom three at the other end, bedroom three is fitted with Velux windows.

Outside

To the front of the property is a fore garden with mature planting to the side of which, is a driveway with off-road parking for three vehicles. To the rear is a paved patio area with steps leading up to terrace garden, professional laid with high quality astro turf for easy maintenance and is complemented by mature borders planted with a variety of herbaceous, shrubs, flowers and small trees. There is a small brick-built outbuilding, garden shed and a small summer house to the corner of the garden.

Viewing

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

Fixtures and Fittings

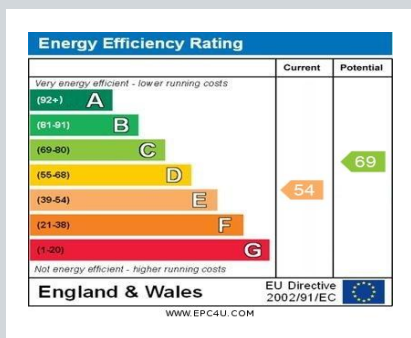
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.



Howkins & Harrison

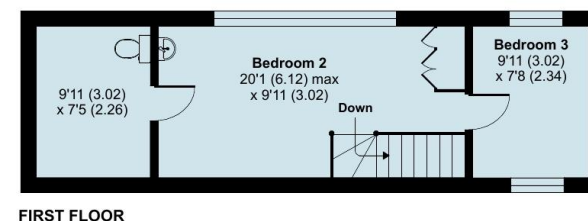
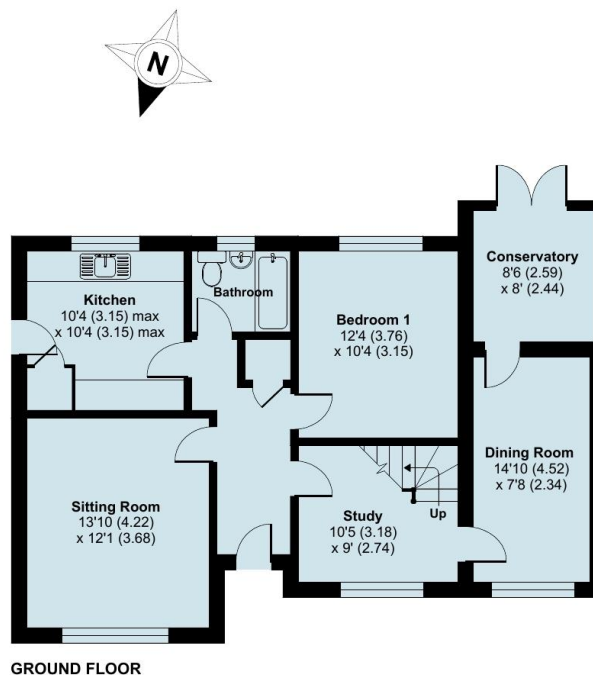
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Southey Road, Rugby, CV22

Approximate Area = 1216 sq ft / 112.9 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). © nichcom 2025. Produced for Howkins & Harrison. REF: 1376374

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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