



EDWARD KNIGHT
ESTATE AGENTS

32 SOUTHEY ROAD, RUGBY, CV22 6HF

£249,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this semi-detached dormer bungalow, located within the sought after area of Shakespeare Gardens, Bilton. This popular location of Shakespeare Gardens Estate is convenient for local shops, schools, Sainsbury's superstore and bus service to Rugby town centre. Although the property is in need of some modernisation, the property benefits from a driveway with off road parking, garage with carport and private enclosed garden. In brief the accommodation comprises of a welcoming entrance hall, spacious living/dining room, fitted kitchen, bathroom, two bedrooms on the ground floor, and one to the first floor.

This property is being offered for sale with no onward chain, viewings are strictly by appointment with Edward Knights Regent Street office.

LOCATION

The property is situated just over a mile from the town centre in an established and popular residential part of Rugby, being just off the Dunchurch Road. From here it is only a short drive (or a brisk walk) to the centre of town where, there is also a regular bus service just a stone's throw away from the property itself.



Rugby offers an extensive range of shopping facilities including an independent quarter, there is a mainline train station where trains offer a frequent service to Euston in under 50 minutes. From Rugby, there is easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby Free School, Bilton Grange Preparatory School, Rugby High School for Girls, Lawrence Sheriff, Princethorpe College and world famous Rugby School.

GROUND FLOOR

ENTRANCE PORCH

2' 1" x 2' 8" (0.64m x 0.81m)

ENTRANCE HALL

6' 9" x 10' 7" (2.06m x 3.23m)

LIVING ROOM

14' 3" x 10' 5" (4.34m x 3.18m)

DINING ROOM

10' 5" x 13' 7" (3.18m x 4.14m)

KITCHEN

10' x 8' 8" (3.05m x 2.64m)

BEDROOM ONE

9' 9" x 9' 5" (2.97m x 2.87m)

BEDROOM THREE

9' 6" x 7' 5" (2.9m x 2.26m)



SHOWER ROOM

6' 2" x 5' 9" (1.88m x 1.75m)

FIRST FLOOR

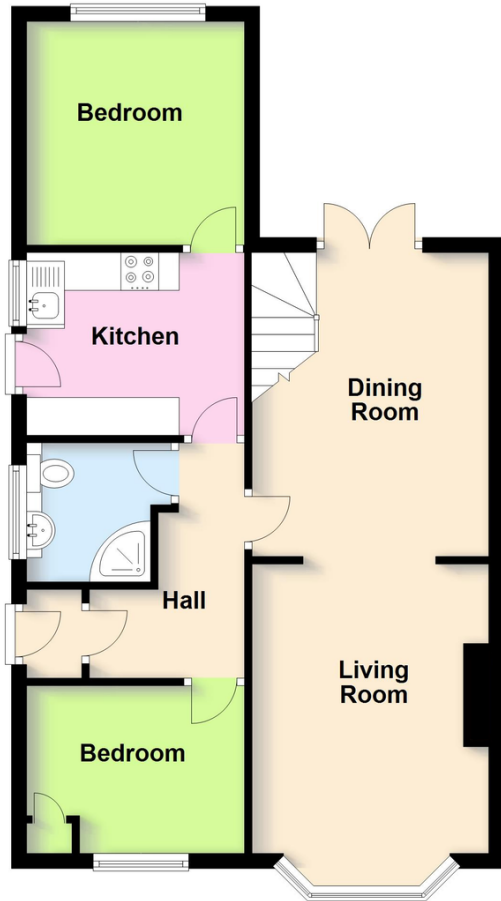
BEDROOM TWO

8' 5" x 10' 6" (2.57m x 3.2m)



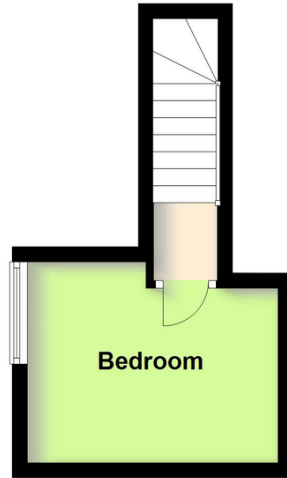
Ground Floor

Approx. 57.4 sq. metres (617.4 sq. feet)



First Floor

Approx. 11.2 sq. metres (121.1 sq. feet)



Total area: approx. 68.6 sq. metres (738.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		