



EDWARD KNIGHT
ESTATE AGENTS



- No Upward Chain
- Semi-Detached
- Extended
- Kitchen/Diner

57 Catesby Road, Rugby, CV22 5JL

£265,000

Offered to the market with No Upward Chain this improved semi-detached property is located in a popular and quiet road on the Hillmorton side of town. The accommodation on offer briefly comprises : Entrance Hall, Living Room, Kitchen Diner, Three Bedrooms and an upstairs Bathroom. The front and side of the property offers driveway parking for several vehicles and leads to a single garage. Additional benefits include a rear garden, new carpets and a new kitchen. Early viewing is considered essential due to the location of this home.



Property Description

SUMMARY

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LOCATION

Catesby Road is located equidistant between Rugby Town Centre and Hillmorton. The nearest schools are Eastlands Primary, Paddox Primary and Ashlawn High School. Local shops and bus routes are within walking distance plus this property is approximately a 7 minute drive to the Railway Station.

HALLWAY

Enter via double glazed front door into the porch which in turns leads to the entrance hall via a wooden front door with stained glass inserts.

The hallway has stairs rising to the first floor, a wall mounted radiator, storage cupboard and doors off to downstairs accommodation.

LOUNGE

12' 7" x 10' 6" (3.84m x 3.2m)

Has a double glazed bay window to the front, coving to ceiling, wall mounted radiator.

KITCHEN/DINER

Dining Area

17' 8" x 9' 11" + recess



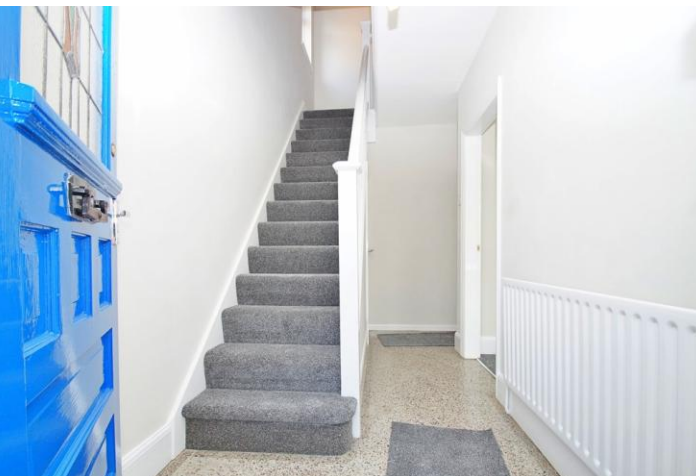


Opens through to the Kitchen. Double glazed sliding patio doors onto the garden. Wall mounted radiator.

Kitchen Area

9' 1" x 7' 2"

Double glazed window to the side/driveway. Opens through to Utility Area. Full range of base and eye level high gloss units with moulded handles. Composite sink/drainage unit with mixer tap. Integrated double oven. Integrated Dishwasher. Integrated hob. Inset spotlights.



Utility

Window to the rear. Opens into Lobby and onto WC with a double glazed door onto the driveway. Sink drainer with mixer tap. Replacement wall mounted combi-boiler. Storage cupboards. Radiator.

WC

Small double glazed window to the side aspect. Low flush WC.

LANDING

Stairs rise from the first floor entrance hall to the landing which has an opaque double glazed window to the side aspect, doors off to all three bedrooms and a bathroom. Loft access hatch.



BEDROOM ONE

12' 6" x 9' 10" (3.81m x 3m)

Has a double glazed bay window to the front aspect.

BEDROOM TWO

12' 4" x 9' 9" (3.76m x 2.97m)

Has a double glazed window to the rear and coving to ceiling.

BEDROOM THREE

7' 6" x 6' 6" (2.29m x 1.98m)

Has a double glazed window to the front.

BATHROOM

Double glazed window to the rear aspect. Low flush WC. Pedestal wash hand basin. P-shaped panelled bath with rainfall style shower over. Heated towel rail. Part tiled.

FRONTAGE / DRIVEWAY

Gravel driveway on the front of the house and also down the side. Space for 3/4 cars. Gate into rear garden. Frontage is enclosed by low level wall with some shrub and plant borders.

GARAGE

Single detached garage with metal up and over door.

REAR GARDEN

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