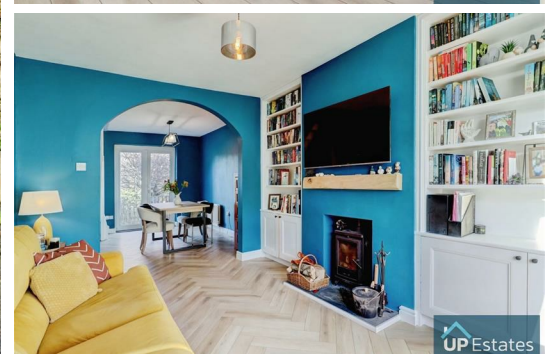




**3 Bedroom Bungalow - Semi
Detached**
located on Southey Road, Rugby
Offers Over £259,000

UP Estates



MODERNISED THREE-BEDROOM SEMI-DETACHED DORMA BUNGALOW | NO UPWARD CHAIN | GARAGE & LONG DRIVEWAY | SOUGHT-AFTER CV22 LOCATION

Situated just off Dunchurch Road and within easy reach of local amenities and the peaceful Cock Robin Wood, this beautifully presented three-bedroom dorma bungalow offers modern, flexible living and is perfect for downsizers, families, and buyers seeking a move-in-ready home.

The fully renovated ground floor features a spacious through lounge/diner, a modern fitted kitchen, and two well-proportioned bedrooms, one benefiting from large built-in wardrobes. The contemporary family bathroom is also located on the ground floor.

Upstairs, you'll find a further good-sized bedroom complete with built-in storage, ideal as a main bedroom, guest room, or home office.

Externally, the property offers fantastic outdoor space. The rear garden features a raised decking area, leading down to a patio and lawn, along with access to the garage with electrics. To the side, a long gated driveway provides excellent off-road parking, extending to the neatly presented front garden and driveway.

Offered with no upward chain, this charming and modern home is ready for its next chapter.

Offers Over £259,000

- MODERNISED THREE-BEDROOM DORMA BUNGALOW
- NO UPWARD CHAIN
- SPACIOUS THROUGH LOUNGE/DINER
- MODERN FITTED KITCHEN
- TWO GROUND-FLOOR BEDROOMS
- MODERN FAMILY BATHROOM
- LONG GATED DRIVEWAY
- POPULAR CV22 LOCATION NEAR COCK ROBIN WOOD





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended

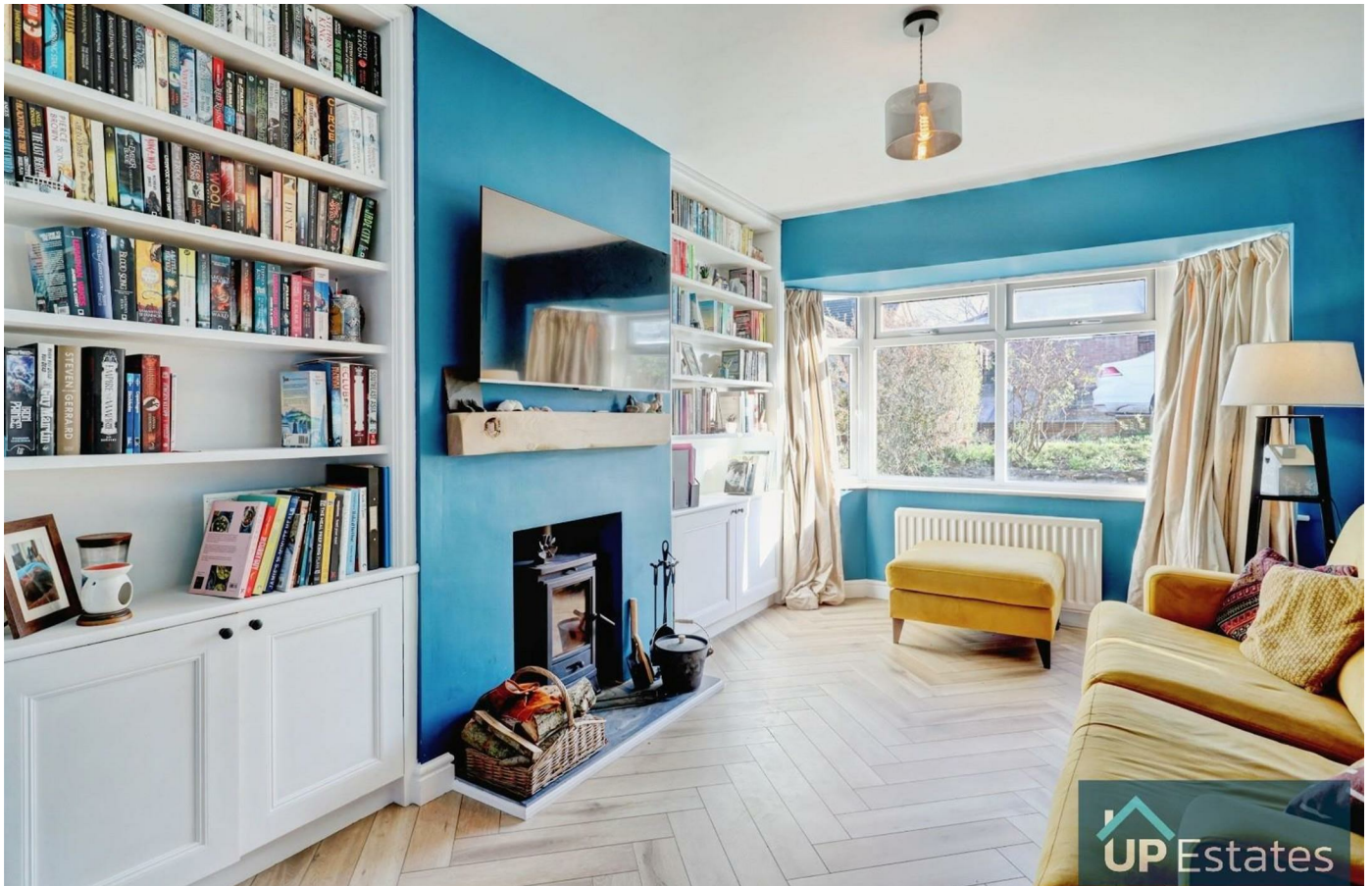


as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

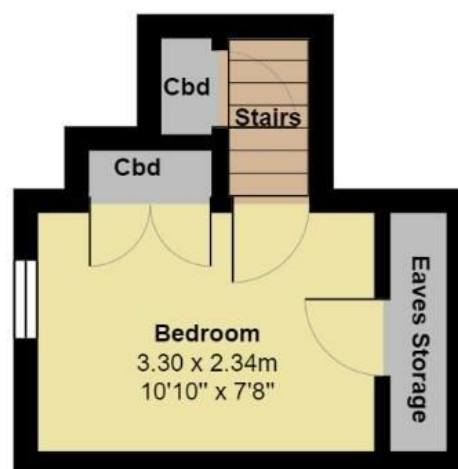
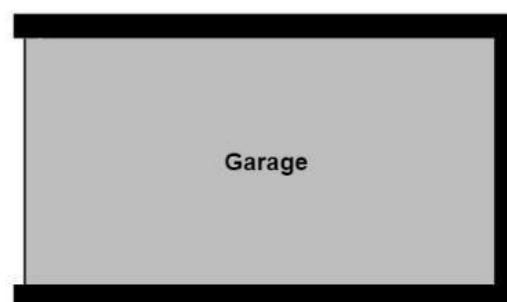
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Southey Road, Rugby





Total Area: 72.4 m² ... 779 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates