

**20 Westbourne Grove  
Overslade  
RUGBY  
CV22 6BH  
£225,000**



- **THREE BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **GROUND FLOOR W.C.**
- **ENCLOSED REAR GARDEN**
- **CLOSE TO AMENITIES**

- **SEMI DETACHED HOME**
- **KITCHEN AND UTILITY ROOM**
- **FIRST FLOOR BATHROOM**
- **FRONT GARDEN AND OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom semi detached home located in the popular area of Overslade. In brief the accommodation comprises; porch, entrance hall, lounge, dining room, kitchen, utility room, and w.c. to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally, there are front and rear gardens along with off road parking for one car.

Located close to an excellent range of local amenities as well as being a short drive to Rugby town centre, Rugby Railway Station and the M6/M1 motorway networks.

### **Accommodation Comprises**

Entry via opaque part glazed front entrance door into:

#### **Porch**

Ceramic tile flooring. Opaque windows to front and side aspects. Further opaque part glazed door into:

#### **Entrance Hall**

Stairs rising to first floor landing. Radiator. Connecting doors through to:

#### **Lounge**

4.49m x 3.65m

Window to front aspect. Radiator. Door to:

#### **Dining Room**

3.13m x 2.62m

Window to rear aspect. Radiator. Door to:

#### **Kitchen**

3.12m x 2.62m

Fitted with a range of base and eye level units. Roll top work surface space incorporating a sink and drainer unit with mixer tap over. Built in electric oven with gas hob and extractor canopy over. Coordinating part tiled walls. Space for a undercounter fridge. Space for a washing machine. Space for a dryer. Cupboard housing gas central heating boiler. Radiator. Window to rear aspect. Door to

#### **Utility Area**

2.71m x 1.23m

Opaque part glazed door with adjacent window panel to side aspect. Door to:

#### **Downstairs W.C.**

Low level w.c. Opaque window to side aspect.

#### **First Floor Landing**

Access to loft space. Window to side aspect. Doors off to:

#### **Bedroom One**

4.19m x 3.65m

Window to front aspect. Radiator. Built in double wardrobe.

#### **Bedroom Two**

4.19m x 2.62m

Window to rear aspect. Radiator.

#### **Bedroom Three**

2.67m x 1.59m

Window to front aspect. Radiator.

**Bathroom**

2.05m x 1.59m

With suite to comprise; panelled bath with mixer shower over, pedestal wash hand basin, and low level w.c. Heated towel rail. Fully tiled walls. Opaque window to rear aspect.

**Rear Garden**

Mainly laid to lawn. Patio area. Enclosed by timber panel fencing. Gated side pedestrian access.

**Front Garden**

Area laid to lawn. Pathway to entrance. Off road parking space. Dwarf wall and timber fencing to boundaries.

**Agents Note**

Council Tax Band: A

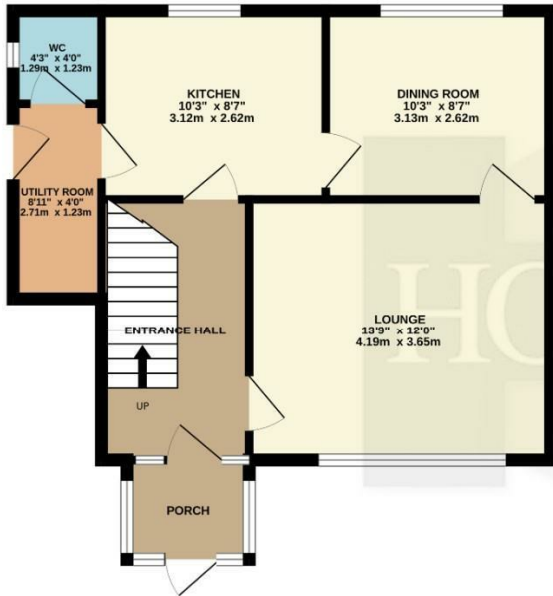
Energy Efficiency Rating: C



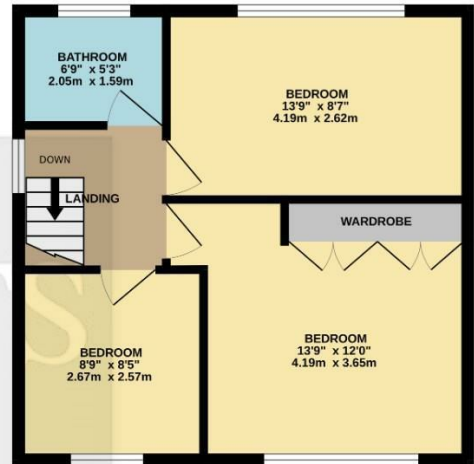




GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.

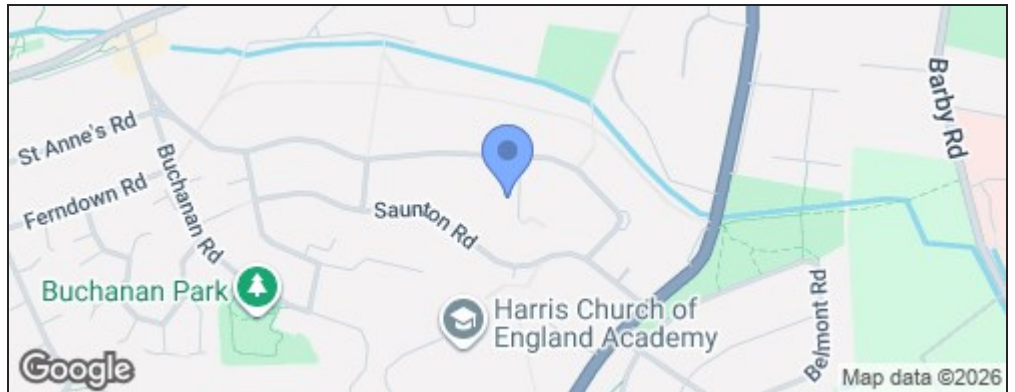


1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>71</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.