

86 Pytchley Road

**RUGBY
CV22 5NF**

Guide Price £275,000



- **AN ATTRACTIVE THREE BEDROOM SEMI DETACHED**
- **SEPERATE LOUNGE**
- **UPSTAIRS FAMILY BATHROOM**
- **NO UPWARD CHAIN**
- **OPEN STUNNING VIEWS TO THE REAR**

- **OPEN PLAN KITCHEN/DINING FAMILY ROOM**
- **DOWNSTAIRS W/C**
- **POPULAR LOCATION**
- **GARAGE**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A traditional three bedroom semi detached home OFFERED WITH NO UPWARD CHAIN with gardens to both the front and rear, enjoying the benefit of not being overlooked at the back. The layout offers a separate lounge alongside an open plan kitchen, living and family area that creates a generous everyday space. There is a useful downstairs w.c., gas central heating and upvc double glazing throughout. The property has also had a new roof.

Upstairs, there are three bedrooms and a fitted family bathroom. To the rear, the enclosed garden features a decked area ideal for al fresco dining, while the front garden adds further kerb appeal. A garage/garden room provides additional versatility for storage, hobbies or workspace.

A well-proportioned home with great indoor and outdoor space, ready for its next owners.

Accommodation Comprises

Entry via obscure double glazed upvc door into:

Entrance Hall

Stairs rising to first floor. Radiator. Upvc double glazed window to side aspect. Laminate flooring. Dado rail. Understairs storage cupboard. Access to lounge, kitchen, family room, and W.C.

Downstairs W.C.

White high gloss low level w.c. and corner wash hand basin with chrome mixer tap over. Tiled walls. Obscure upvc double glazed window to side elevation.

Lounge

10'11" into bay x 10'5" (3.35m into bay x 3.19m)

Upvc double glazed bay window to front aspect. Dado rail. Radiator.

Kitchen

14'0" x 5'3" (4.28m x 1.62m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Four ring gas hob with extractor over. Built in oven. Space and plumbing for a dishwasher and washing machine. Space for an american style fridge/freezer. Upvc double glazed window to side aspect. Opening through to dining/family area.

Family Area

11'5" x 10'5" (3.48m x 3.20m)

Breakfast bar. Laminate flooring. White ceramic feature radiator. Further Radiator.

Dining Area

13'4" x 11'9" (4.07m x 3.59m)

Upvc double glazed windows to both side aspects. Upvc double glazed window to rear aspect. Upvc French doors opening to decking and rear garden.

First Floor Landing

Upvc double glazed window to side aspect. Dado rail. Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

11'5" into bay x 10'5" (3.48m into bay x 3.18m)

Upvc double glazed window to rear aspect. Radiator. Built in storage cupboards. One of which houses the combi boiler.

Bedroom Two

11'5" x 10'5" (3.5m x 3.18m)

Upvc double glazed window to front aspect. Radiator.

Bedroom Three

6'6" x 5'6" (1.99m x 1.69m)

Upvc double glazed window to front aspect. Radiator.

Bathroom

With white suite to comprise; bath with mixer shower over, wall mounted wash hand basin, and low level w.c. Radiator. Laminate flooring. Wall mounted hand rail. Obscure upvc double glazed window to rear aspect.

Front Garden

Wrought iron gate. Steps and pathway leading to entrance. Area laid to gravel. Mature shrubs and bushes. Enclosed by red brick walls. Gated access to rear garden.

Garage

Timber double doors to front. Part of the garage has been converted to a garden room and has a double glazed window, flooring, power and lighting, and a bar area.

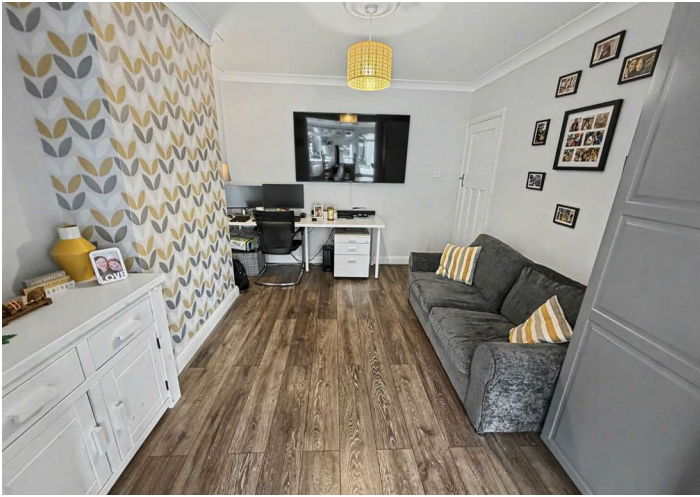
Rear Garden

Mainly laid to lawn with decking area. Enclosed by timber fencing. Open views to the rear. External electric point.

Agents Note

Council Tax Band: C

Energy Efficiency Rating: D

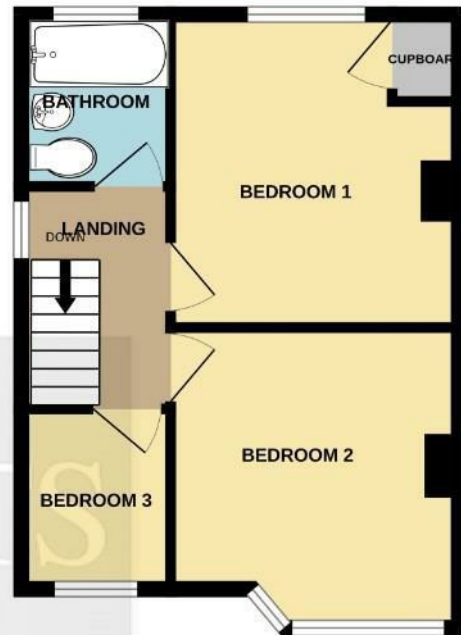




GROUND FLOOR



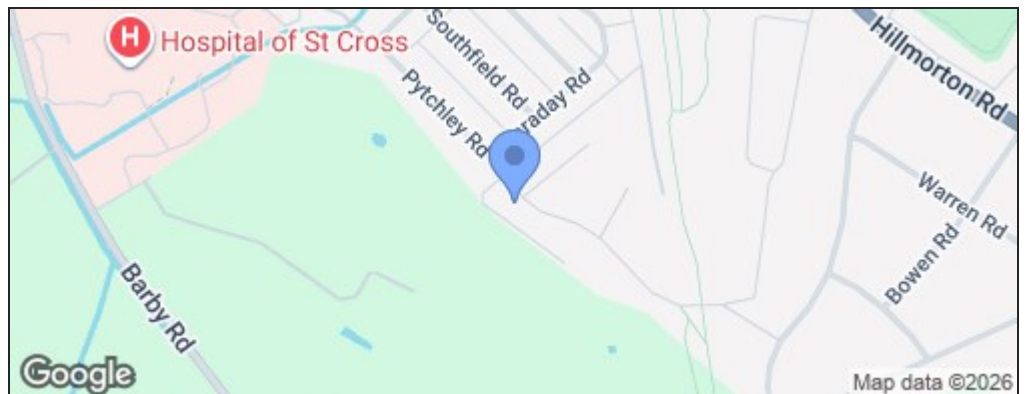
1ST FLOOR



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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.