

**26 Wordsworth Road  
Shakespeare Gardens  
RUGBY  
CV22 6HY**

**Guide Price £425,000**



- **THREE BEDROOM**
- **REFITTED KITCHEN**
- **OFF ROAD PARKING AND GARAGE**
- **NO ONWARD CHAIN**
- **SOUGHT AFTER LOCATION**

- **DETACHED EXTENDED BUNGALOW**
- **REFITTED SHOWER ROOM**
- **FRONT AND REAR GARDENS**
- **GAS RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A spacious extended three bedroom detached bungalow, offered with no onward chain and located in the sought after location of Shakespeare Gardens. In brief, the accommodation comprises; entrance porch, hallway, lounge, refitted kitchen/dining room, utility room, refitted shower room, and three bedrooms. Externally, there are front and rear gardens, off road parking for several cars, a garage, and a well maintained, established rear garden. This property additionally benefits from upvc double glazing and gas fired radiator heating. Early viewing is highly recommended to appreciate this lovely home.

Shakespeare Gardens is a very sought after area and is within walking distance to highly regarded schooling of all ages and in the catchment area for grammar schools. There is easy access to Sainsbury's supermarket, and the regions central motorway networks including the M1/M6 and M45 and is only a short drive from Rugby town centre, and the railway station which operates main line services to London Euston and Birmingham.

### **Accommodation Comprises**

Entry via upvc glazed door into:

#### **Entrance Porch**

Windows to side. Composite door leading into:

#### **Hallway**

Radiator. Doors off to lounge, kitchen, bedrooms and bathroom.

#### **Lounge**

15'11" x 12'0" (4.86m x 3.68m)

French doors opening to the garden. With exterior electrically operated sun awnings. Feature fireplace with electric fire. Radiator.

#### **Kitchen/Diner**

18'11" x 11'8" (5.79m x 3.56m)

Refitted with a range of modern base and wall mounted units. Work surface space incorporating a stainless steel sink and drainer unit with mixer taps over. Halogen hob with extractor over. Built in electric double oven. Space for a fridge/freezer. Built in dishwasher. Radiator. Bifold doors to side. With exterior electrically operated sun awnings. Window to rear. Door to:

#### **Utility Room**

Base unit and work surface space. Stainless steel sink and drainer unit with mixer tap. Space for a washing machine and tumble dryer. Wall mounted boiler.

#### **Bedroom One**

11'6" x 11'4" (3.51m x 3.46m)

Window to front. Radiator. Built in triple wardrobes and shelving.

#### **Bedroom Two**

11'5" x 10'10" (3.48m x 3.31m)

Window to front. Radiator.

#### **Bedroom Three**

8'7" x 8'6" (2.64m x 2.61m)

Window to side. Radiator.

**Refitted Shower Room**

8'6" x 8'6" (2.61m x 2.61m)

With suite to comprise: shower cubicle, vanity unit with inset wash hand basin, and low level w.c. Chrome heated towel rail. Radiator. Window to side elevation.

**Front Garden**

Block paved driveway providing off road parking for four cars. Wrought iron gates leading to garage. Flower and shrub border. Dwarf wall.

**Garage**

With up and over style door. Personal door to side. Power and light connected.

**Rear Garden**

Patio area. Area laid to artificial grass. Flower and shrub borders to side and rear. Shed. Timber fencing to boundaries.

**Agents Note**

Council Tax Band D

Energy Efficiency Rating D





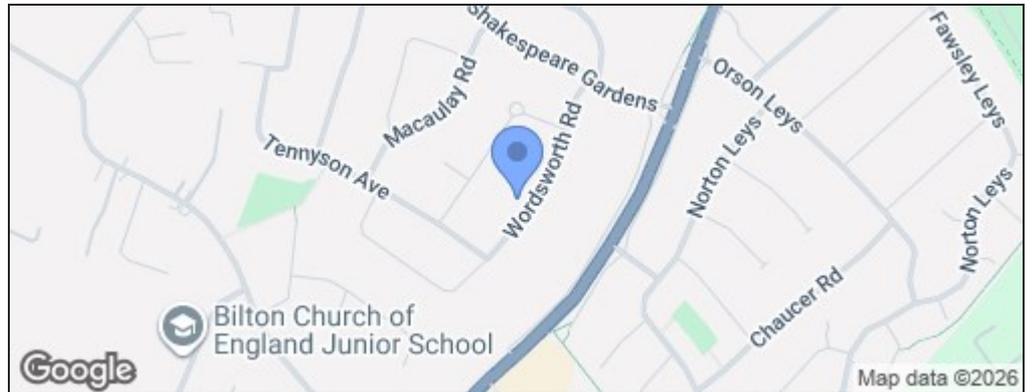
GROUND FLOOR  
994 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.