

**20 Naseby Road
Southfields
RUGBY
CV22 5NH**

Guide Price £250,000



- EXTENDED TWO BEDROOM SEMI DETACHED
- SPACIOUS LOUNGE
- REFITTED BATHROOM
- GAS CENTRAL HEATING
- LANDSCAPED REAR GARDEN

- REFITTED KITCHEN/DINER
- UPVC DOUBLE GLAZING
- UTILITY AREA
- OFF ROAD PARKING AND GARAGE
- ENERGY EFFICIENCY RATING D

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered with NO ONWARD CHAIN. An EXTENDED two bedroom semi detached home on the Southfields estate, offering a modern layout, smart finishes and a beautifully landscaped rear garden.

The property includes a refitted modern kitchen dining room, a spacious lounge and a refitted family bathroom. Upstairs, there are two well proportioned bedrooms. Outside, the rear garden has been thoughtfully landscaped to create an attractive, low maintenance space, while the front provides off road parking. A garage sits to the rear, adding further practicality. The home benefits from upvc double glazing and gas radiator heating.

Southfields is a popular residential area, conveniently positioned between Rugby Town Centre and Hillmorton, giving easy access to local amenities, Rugby Train Station and well regarded schools.

Accommodation Comprises

Entry via grey composite door into:

Hallway Area

Stairs rising to first floor. Door to lounge. Access through to kitchen area.

Lounge

Upvc double glazed window to front aspect. Feature fireplace with timber surround granite hearth, and inset gas fire.

Refitted Kitchen

Fitted with a range of grey, high gloss, soft close base and eye level units. Work surface space incorporating a one and a half bowl stainless steel sink unit with mixer tap over. Four ring gas hob with extractor over. Electric oven. Space and plumbing for a dishwasher. Space for an american style fridge/freezer. Understairs storage unit housing gas and electric meters. Spotlights. Radiator. Grey laminate flooring. Upvc double glazed window to rear aspect. Obscure double glazed upvc window to side aspect. Upvc french doors opening to rear garden. Sliding door to:

Utility Room

Upvc obscure double glazed window to rear aspect. Space and plumbing for a washing machine and tumble dryer. Work surface space with storage under.

First Floor Landing

Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

Upvc double glazed window to front aspect. Wardrobe space. Radiator. Airing cupboard housing a combi boiler.

Bedroom Two

Upvc double glazed window to rear aspect. Overstairs storage cupboard. Radiator. Picture rail.

Refitted Bathroom

Panelled bath with mixer shower over. Vanity unit with handwash basin and mixer tap. Low level w.c. Tiled walls. Radiator. Wall mounted vanity cabinet with mirror. Vinyl flooring. Extractor fan. Upvc obscure double glazed window to rear aspect.

Front Garden

Pathway to entrance. Area laid to gravel providing off road parking. Range of mature plants, shrubs and trees.

Rear Garden

Landscaped garden. Variety of sleepers. Range of plants, and shrubs. Enclosed by timber fencing. Gated pedestrian access.

Garage

Located to the rear of the property. Up and over door. Power and lighting connected. Pedestrian door to side. Hardstanding area.

Agents Note

Council Tax Band: B

Energy Efficiency Rating: D

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.





GROUND FLOOR:
423 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR:
323 sq.ft. (30.0 sq.m.) approx.



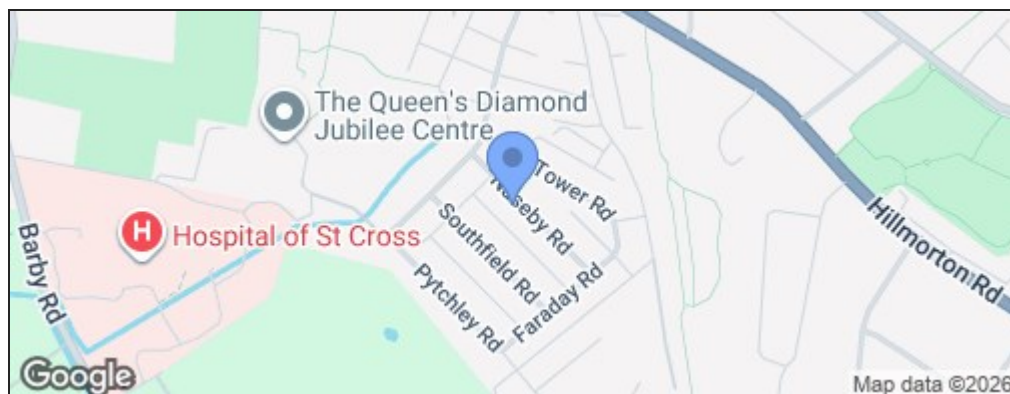
TOTAL FLOOR AREA : 746 sq.ft. (69.5 sq.m.) approx.

While 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78
England & Wales	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.