5 Rupert Brooke Road
Shakespeare Gardens
RUGBY
CV22 6HQ

Guide Price £310,000

- THREE BEDROOM SEMI DETACHED
- BESPOKE REFITTED KITCHEN/BREAKFAST
- UTILITY ROOM
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- ENCLOSED PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- DOWNSTAIRS W.C.
- REFITTED SHOWER ROOM
- AMPLE OFF ROAD PARKING
- ENERGY EFFICIENCY RATING C

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A THREE-bedroom semi-detached home offered with NO UPWARD CHAIN, set within the ever-desirable Shakespeare Gardens. The property enjoys generous off-road parking to the front, while the former garage has been transformed into a beautifully refitted, bespoke contemporary kitchen that forms the heart of the home. A separate, spacious utility room and a ground-floor W.C. add to the practicality of the layout.
The lounge is bright and welcoming, and all three bedrooms are comfortable doubles. The shower room is neatly fitted, and the home benefits from gas central heating and UPVC double glazing throughout.
To the rear, the landscaped, mature garden provides a peaceful retreat and is not overlooked, offering a rare sense of privacy.
Shakespeare Gardens remains one of the area's most sought-after locations, within walking distance of highly regarded schools for all ages and within the catchment for grammar schools. Everyday amenities are close at hand, including Sainsbury's supermarket, while the central motorway network—M1, M6 and M45—is easily accessible. Rugby town centre and the mainline railway station, with regular services to London Euston and Birmingham, are only a short drive away, making this an ideal setting for both families and commuters.

Accommodation Comprises
Entry via upvc double glazed front entrance door with side window into:

Entrance Porch
Upvc double glzed windows to front and side aspects. Tiled floor. Further obscure glazed hardwood door into:

Hallway
Stairs rising to first floor. Radiator. Understairs storage cupboard housing fusebox. Vinyl herringbone effect flooring. Doors off to lounge, kitchen/breakfast room, and utility room.

Kitchen/Breakfast Room
25'11" x 7'3" (7.90m x 2.21m)
Fitted with a range of sage high and low level kitchen units with display cabinets, soft close drawers, and a pull out carousel. Solid oak worktops. Inset white ceramic belfast sink with mixer tap over. Four ring gas hob with extractor over. Built in grill and electric oven. Built in separate fridge and freezer. Built in dishwasher. Radiator. Vinyl floor covering. Upvc double glazed window to front aspect and rear aspect. Three double glazed skylight windows. Upvc double glazed door opening to rear garden. Opening through to:

Utility Room
10'2" x 6'7" (3.11m x 2.01m)
Oak worktops. Low and high level units. Space for a tumble dryer. Vinyl floor covering. Radiator. Upvc double glazed window to rear aspect. Airing cupboard housing combi boiler. Door to:

Ground Floor W.C.
With low level w.c. and contemporary wash hand basin with vanity storage under. Wall mounted mirrored cabinet. Chrome ladder radiator. Extractor fan.

Lounge / Dining Room
25'11" x 12'5" (7.90m x 3.80m)
Upvc double glazed bay window to front aspect. Upvc double glazed sliding patio door to rear garden. Feature fireplace. Electric fire with remote control. Two radiators. Wall lights.

First Floor Landing
Upvc double glazed window to side aspect. Access to loft space. Doors off to bedrooms and shower room.

Bedroom One
14'0" x 11'5" (4.29m x 3.50m)
Upvc double glazed window to front aspect. Radiator.

Bedroom Two
11'5" x 10'2" (3.50m x 3.11m)
Upvc double glazed window to rear aspect. Radiator.

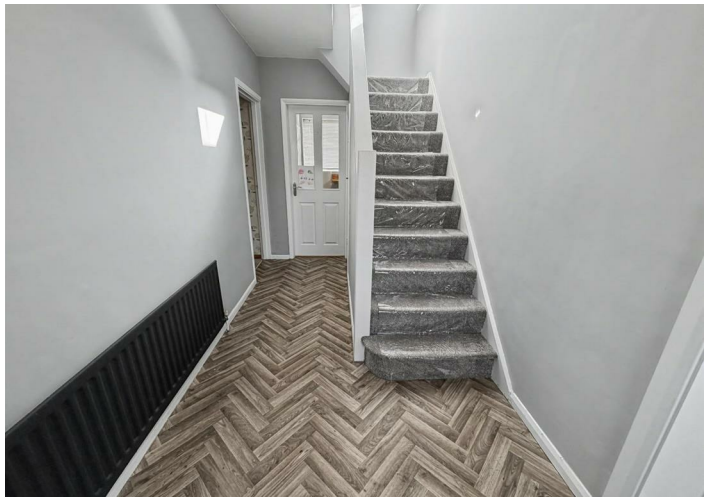
Bedroom Three
8'10" x 7'6" (2.71m x 2.31m)
Upvc double glazed window to front aspect. Built in over stairs storage cupboard. Radiator.

Refitted Shower Room
With modern bathroom suite to comprise, tiled shower cubicle with wall mounted shower and overhead rainfall shower, vanity storage with wash hand basin, and concealed cistern low level w.c. Chrome towel radiator. Half height tiling. Vinyl floor covering.

Front Garden
Block paved driveway providing off road parking for 3 cars. Gated access to rear garden. Flower and shrub borders. Hedgerows to boundary. Space for bins.

Rear Garden
The well maintained garden is enclosed by hedgerows and timber fencing. Pathway to leading down to the garden shed. Patio area. Variety of flowers, trees and shrubs. Trellises. Astro turf lawn. Area laid to blue slate. Outside tap. Not overlooked to the rear.

Agents Note
Council Tax Band: C
Energy Efficiency Rating: C



GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.

TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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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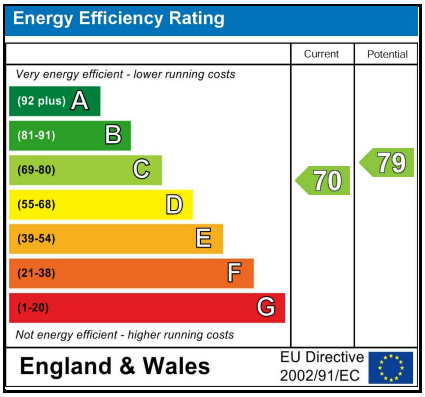

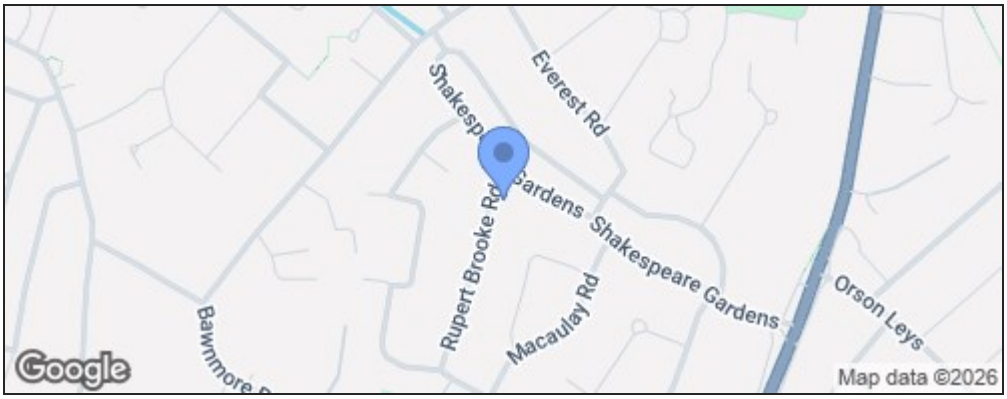

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