

**12 Cordelia Way
Woodlands
RUGBY
CV22 6JU
£300,000**



- **NO ONWARD CHAIN**
- **REWIRED**
- **REFITTED BATHROOM WITH SEPARATE SHOWER**
- **LOG BURNER**
- **REFITTED KITCHEN**
- **DOUBLE GLAZING THROUGHOUT**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming semi-detached house located on Cordelia Way in Rugby. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting living room features a log burner, perfect for cosy evenings in during the colder months.

The heart of the home is undoubtedly the newly fitted kitchen, which comes complete with built-in appliances, ensuring a modern and functional space for all your culinary adventures. The newly fitted bathroom is equally impressive, featuring a separate walk-in shower that adds a touch of luxury to your daily routine.

This property has been thoughtfully updated, having been rewired and fully double glazed, providing peace of mind and energy efficiency. Additionally, a newly fitted combination boiler ensures that you will enjoy warmth and comfort throughout the year.

With no onward chain, this home is ready for you to move in and make it your own. Cordelia Way is a lovely location, offering a friendly community atmosphere while being conveniently close to local amenities and transport links. This property presents a wonderful opportunity for those looking to settle in a desirable area of Rugby. Don't miss your chance to view this lovely home!

Accommodation Comprises

Enter via composite door into:

Entrance Hall

Radiator. Stairs rising to first floor. Doors to kitchen, lounge/diner and garage.

Kitchen

18'0" x 8'10" (5.51m x 2.71m)

Refitted kitchen comprising of matching eye level and base units,. Inset sink with mixer taps, work surfaces, integrated cooker, fridge/freezer, dishwasher and washer dryer. Radiator. Combination boiler. Double glazed windows to side and front. Double glazed door to side.

Lounge/Diner

20'4" x 12'5" (6.21m x 3.81m)

Double glazed window to rear. Log burner. Coving to ceiling. Radiator. French doors.

Landing

Loft access. Doors to bedrooms and bathroom.

Bedroom One

12'5" x 11'5" (3.80m x 3.50m)

Double glazed window to front. Wardrobe. Radiator.

Bedroom Two

11'5" x 8'3" (3.50m x 2.53m)

Double glazed window to rear. Wardrobe. Radiator.

Bedroom Three

10'7" x 6'2" (3.25m x 1.90m)

Double glazed window side. Radiator.

Bathroom

8'10" x 8'3" (2.71m x 2.53m)

Walk in shower cubicle with shower and tiling. Vanity sink unit. Panelled bath. Low flush W.C. Double glazed window to side.

Front Garden

Block paved driveway leading to garage. Side pedestrian access leading to rear garden.

Rear Garden

Lawned garden enclosed by timber fencing. Patio area.

Garage

Electric roller shutter door. Consumer unit. Power and lighting.

Agents Note

Council Tax Band: C

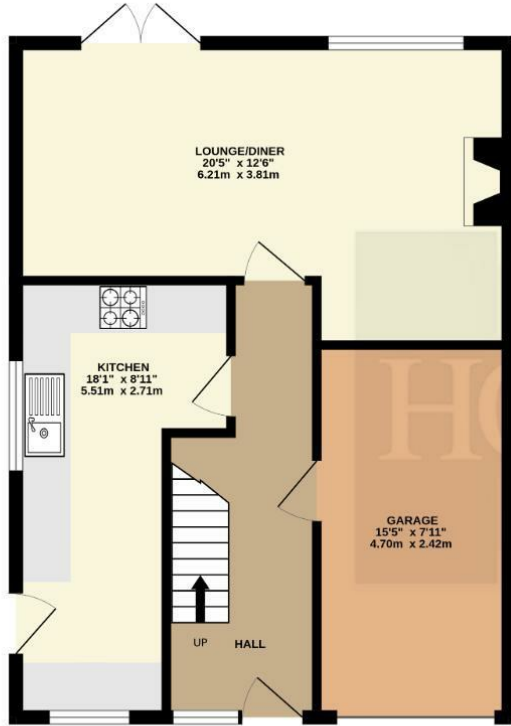
Energy Efficiency Rating: D



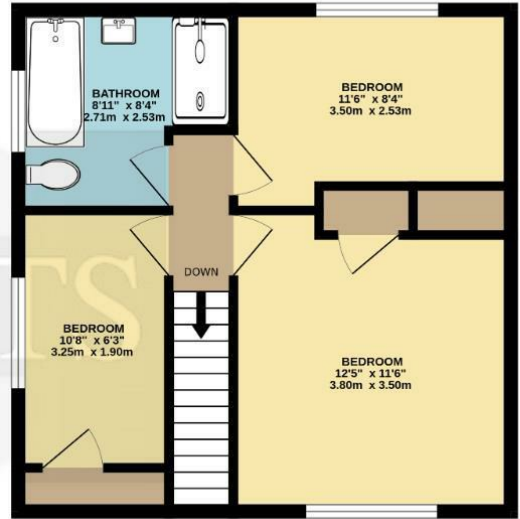




GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



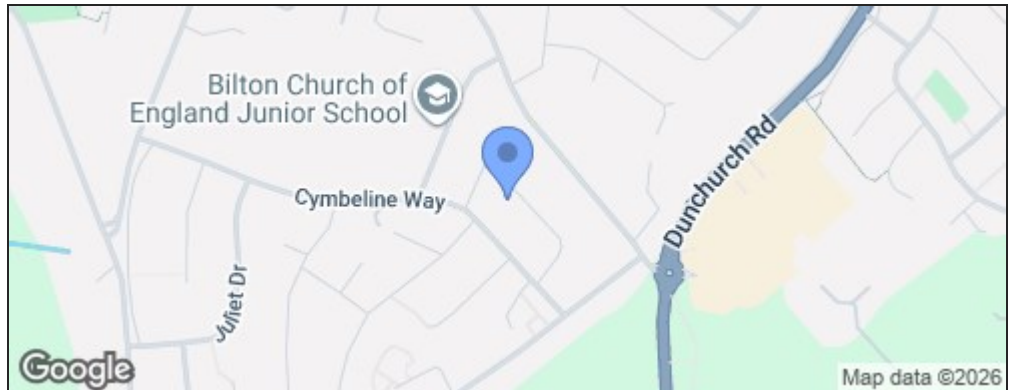
1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.