

**66 Wordsworth Road
Shakespeare Gardens
RUGBY**

£295,000



- **THREE BEDROOM**
- **LOUNGE/DINING ROOM**
- **CORNER PLOT**
- **ENCLOSED REAR GARDEN**

- **SEMI DETACHED HOME**
- **POTENTIAL TO EXTEND**
- **PARKING AND GARAGE**
- **ENERGY EFFICIENCY RATING D**

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Set on a generous corner plot within the ever-popular Shakespeare Gardens, this three-bedroom semi-detached home offers a welcoming blend of comfort, practicality and everyday convenience. The entrance hall leads into a bright and sociable lounge/dining room, a space that naturally draws the family together, while the fitted kitchen sits neatly to the rear. A ground-floor W.C. adds to the ease of daily living.

Upstairs, three well-proportioned bedrooms provide room for rest and retreat, served by a family bathroom. The home benefits from UPVC double glazing and gas radiator heating throughout.

Outside, the property continues to impress, with off-road parking, a garage, and an enclosed rear garden that offers a private spot for outdoor dining, play or quiet relaxation. A single detached garage and driveway to the rear.

Shakespeare Gardens remains one of Rugby's most sought-after residential areas, prized for its peaceful setting and excellent access to highly regarded schools for all ages, including grammar school catchment. Everyday amenities are close by, with Sainsbury's supermarket within easy reach, and the region's central motorway network—M1, M6 and M45—readily accessible for commuters. 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 location for both family life and convenient travel.

Accommodation Comprises

Entry via glazed upvc door into:

Entrance Hallway

Stairs rising to first floor. Radiator. Doors off to kitchen, lounge and downstairs w.c.

Lounge Area

16'8" x 11'5" (5.10m x 3.50m)

Window to rear. Radiator.

Dining Area

8'6" x 7'10" (2.60m x 2.40m)

Radiator. French doors with side window opening to rear garden.

Kitchen

15'1" x 8'6" (4.60m x 2.60m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Gas hob with extractor over. Oven and grill. Space for a washing machine. Space for a fridge/freezer. Understairs cupboard. Door with side windows opening to rear garden.

Downstairs W.C.

With low level w.c. and pedestal wash hand basin. Frosted window to front elevation.

First Floor Landing

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

Bedroom One

11'1" x 10'9" (3.40m x 3.30m)

Window to front. Radiator. Built in wardrobe.

Bedroom Two

11'1" x 10'9" (3.40m x 3.30m)

Window to rear. Radiator. Built in wardrobes.

Bedroom Three

9'2" x 8'3" (2.80m x 2.52m)

Window to rear Radiator. Built in wardrobe.

Bathroom

With suite to comprise; bath, separate shower cubicle, pedestal wash hand basin, and low level w.c. Frosted window to side elevation.

Front Garden

Mainly laid to lawn. Gated access to rear garden. Driveway at rear leading to:

Garage

With up and over style door. Personal door to side.

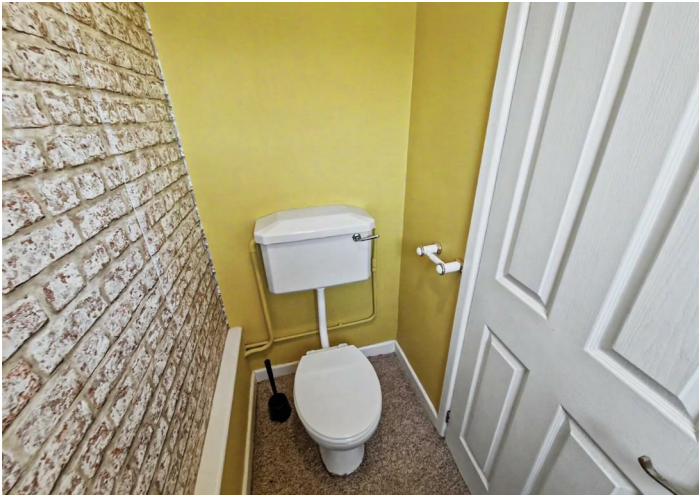
Rear Garden

Mainly laid to lawn. Patio area. Variety of flowers, shrubs and trees. Enclosed by timber fencing. Gate leading to large detached garage and driveway.

Agents Note

Council Tax Band: C

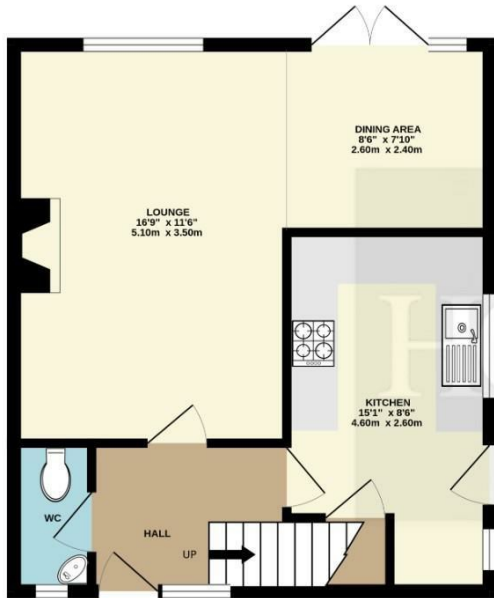
Energy Efficiency Rating: D



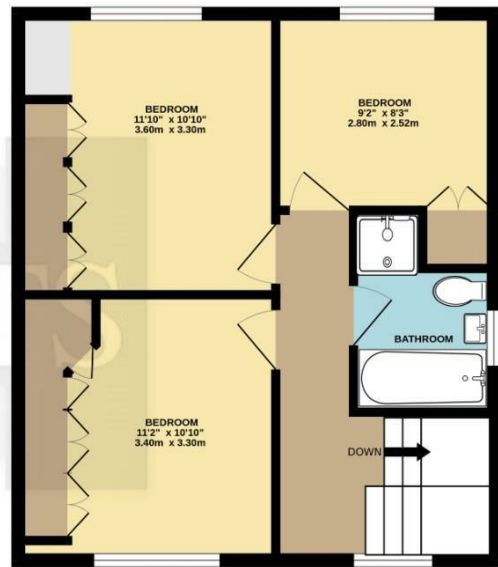




GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



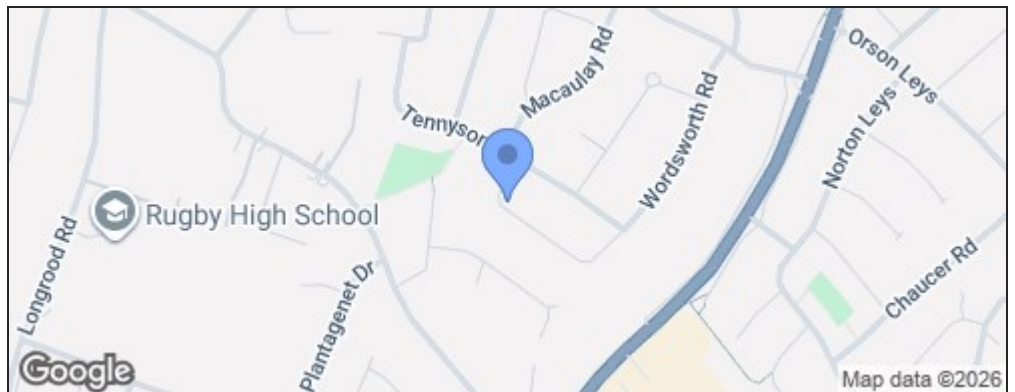
1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.