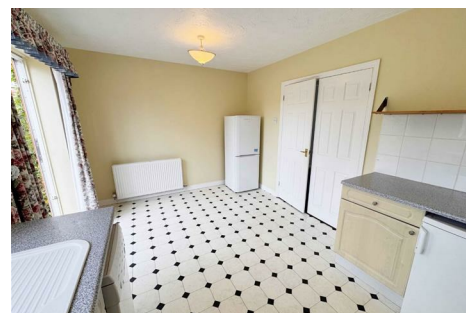
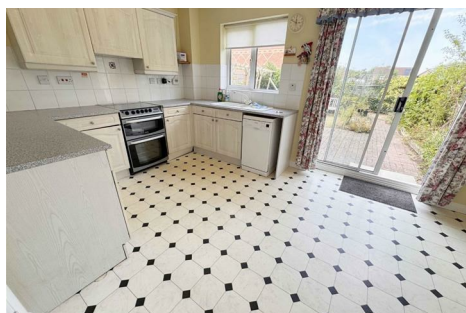


**31 Kinman Way  
Waterside  
RUGBY  
CV21 1XB**

**Guide Price £300,000**



- **THREE BEDROOM**
- **LOUNGE**
- **ENSUITE SHOWER ROOM**
- **ENCLOSED REAR GARDEN**
- **NO ONWARD CHAIN**

- **DETACHED**
- **KITCHEN / DINING ROOM**
- **BATHROOM**
- **GARAGE AND PARKING**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*NO ONWARD CHAIN\*\*** A three bedroom detached home located in the popular residential area of Waterside, within walking distance of amenities. In brief, the accommodation comprises: entrance hall, lounge, kitchen/dining room, three bedrooms, an ensuite shower room, and a bathroom. Externally there is an enclosed rear garden, off road parking for two cars, and a garage.

The property is situated within walking distance of Rugby train station (which operates mainline routes to both Birmingham and London Euston in under an hour) with easy access to 'Technology Park', 'Junction One' and 'Elliott's Field' leisure and retail parks with their wide range of High Street brand stores, Tesco supermarket, a health club and multiscreen cinema. The region's central motorway networks, including the M1/M6 and M45, are all very easily accessible by road.

### **Accommodation Comprises**

Entry via part glazed upvc door into:

#### **Entrance Hall**

Stairs rising to first floor landing. Radiator. Vinyl floor covering. Doors to:

#### **Downstairs WC**

With low level w.c. and wall mounted wash hand basin. Radiator. Tiling to splash areas. Vinyl floor covering. Frosted window to front elevation.

#### **Lounge**

13'6" x 11'11" plus bay (4.12m x 3.65m plus bay)

Bay box window to front aspect. Understairs storage cupboard. Radiator. Double doors to:

#### **Kitchen / Diner**

15'3" x 9'9" (4.65m x 2.98m)

Fitted with a range of base and eye level units. Work surface space incorporating a bowl and a half acrylic sink unit with mixer tap over. Tiling to splash areas. Fitted gas cooker with extractor fan over. Space and plumbing for a dishwasher. Space for a fridge. Radiator. Vinyl floor covering. Window overlooking rear garden. Sliding patio doors to rear garden.

#### **First Floor Landing**

Access to loft space. Linen cupboard. Radiator. Doors to:

#### **Bedroom One**

11'11" x 11'1" max (3.65m x 3.38m max)

Window to front aspect. Radiator. Built in wardrobes. Door to:

#### **Ensuite Shower Room**

With suite to comprise; walk in mixer shower with tiled walls and tiled floor, low level w.c. with concealed cistern, and a contemporary wash hand basin with mixer tap over and drawers beneath. Tiling to all splash areas. Chrome radiator. Extractor fan. Frosted window to front elevation.

#### **Bedroom Two**

10'4" x 9'0" (3.16m x 2.75m)

Window to rear. Radiator.

#### **Bedroom Three**

16'5" x 8'7" (5.02m x 2.64m)

Window to front. Radiator. Access to eaves storage space.

### **Family Bathroom**

With suite to comprise: easy access panelled bath with mixer shower and shower screen over, low level w.c. with concealed cistern, and vanity unit with wash hand basin. Tiling to all splash areas. Chrome towel rail. Tiled floor. Frosted window to rear elevation. Extractor fan.

### **Front Garden**

Laid to lawn with maturing hedgerows. Pathway to entrance. Driveway providing off road parking for two vehicles. and leading to garage.

### **Garage**

With up and over style door. Power and light connected. Wall mounted central heating boiler. Hot water cylinder. Plumbing for a washing machine. Service door to rear garden.

### **Rear Garden**

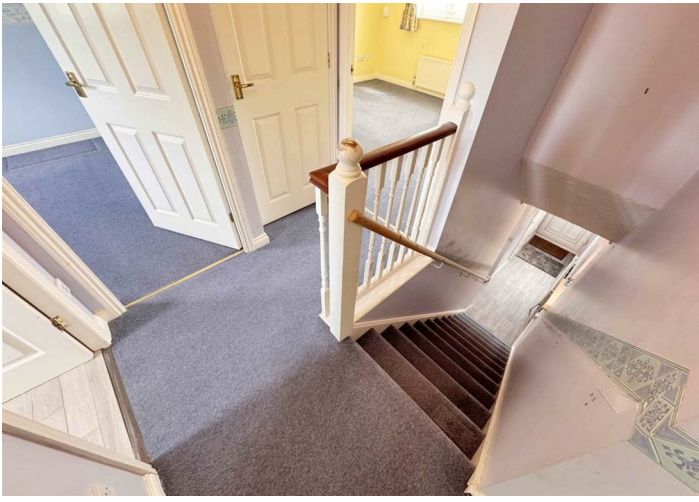
Laid to lawn with block paved patio area. Further area laid to pea gravel. Maturing fruit trees and grape vine. Pergola. Flower and shrub borders. Cold water tap. Enclosed by timber fencing. Side pedestrian access.

### **Agents Note**

Council Tax Band: D

Energy Efficiency Rating: C



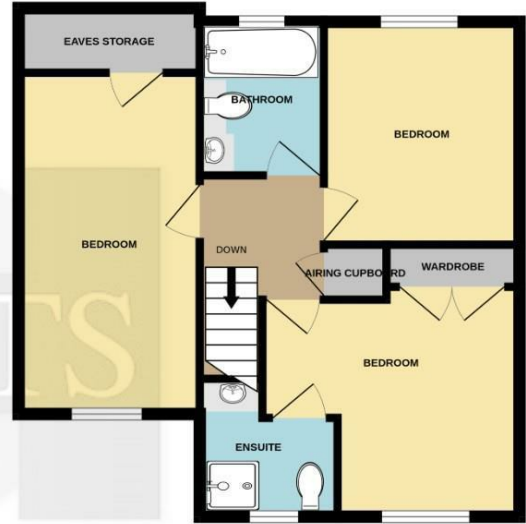




GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



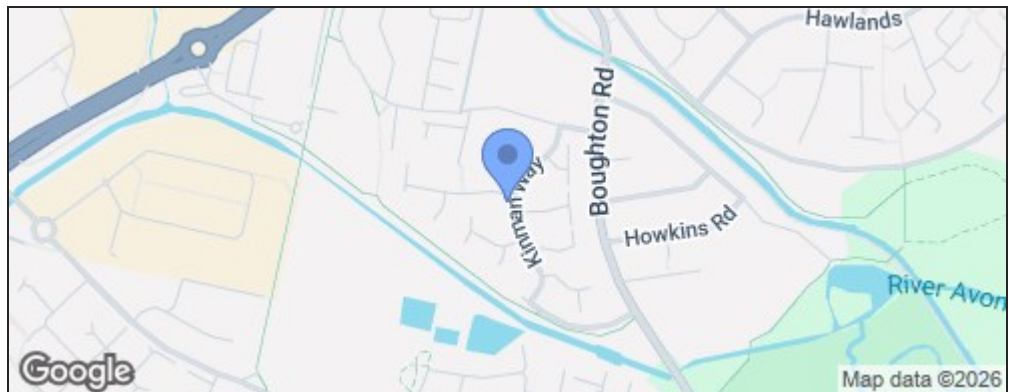
1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>72</b>	<b>76</b>
<b>England &amp; Wales</b>	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.