

**35 Tennyson Avenue  
Shakespeare Gardens  
RUGBY  
CV22 6JH**

**Guide Price £220,000**



- **TWO BEDROOMS**
- **NO ONWARD CHAIN**
- **CONSERVATORY**
- **GARAGE**

- **SEMI DETACHED BUNGALOW**
- **CORNER PLOT**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A two bedroom semi detached bungalow on a corner plot in need of cosmetic improvement and offered with NO ONWARD CHAIN. In brief the accommodation comprises; porch, entrance hall, lounge, conservatory, fitted kitchen, two bedrooms and a bathroom. Externally there are gardens, off road parking for several vehicles and a detached garage.

Shakespeare Gardens is a very sought after area and is within walking distance to highly regarded schooling of all ages and in the catchment area for grammar schools. There is easy access to Sainsbury's supermarket, and the regions central motorway networks including the M1/M6 and M45 and is only a short drive from Rugby town centre, and the railway station which operates main line services to London Euston and Birmingham.

### **Accommodation Comprises**

Entry via part glazed side entrance door into:

#### **Porch**

Opaque part glazed timber door into:

#### **Entrance Hall**

Radiator. Access to loft space. Connecting doors to:

#### **Lounge**

14'2" x 10'5" (4.32 x 3.18)

Bay window to front aspect. Brick built feature fireplace with living flame gas fire. Radiator.

#### **Kitchen**

7'3" x 9'5" (2.23 x 2.88)

Fitted with a range of base and eye level units. Roll top work surface with stainless steel sink and drainer unit. Built in oven. Electric hob with extractor over. Window to rear aspect. Part tiled walls. Radiator. Door to:

#### **Bedroom One**

12'10" x 10'4" (3.92 x 3.16)

Window to rear aspect. Radiator. Range of built in bedroom furniture. Storage cupboard.

#### **Bedroom Two**

7'5" x 9'5" (2.27 x 2.88)

Window to front aspect. Radiator. Range of built in bedroom furniture.

#### **Bathroom**

With suite to comprise; bath with electric shower over, pedestal wash hand basin and low level w.c. Part tiled walls. Radiator. Opaque window to side elevation.

#### **Conservatory**

7'7" x 10'4" (2.33 x 3.16)

Of brick and timber construction. Windows to side and rear aspects Door to garden. Radiator.

#### **Front And Side Garden**

Mainly laid to block paving providing off road parking. Area laid to gravel. Shrubs. Dwarf brick walls to side boundaries.

#### **Garage**

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

**Rear Garden**

Area laid to paving slabs. Area laid to gravel. Lawn area with a variety of shrub borders. Timber fencing to boundaries.

**Agents Note**

Local Authority: Rugby

Council Tax Band: C

Energy Efficiency Rating: D





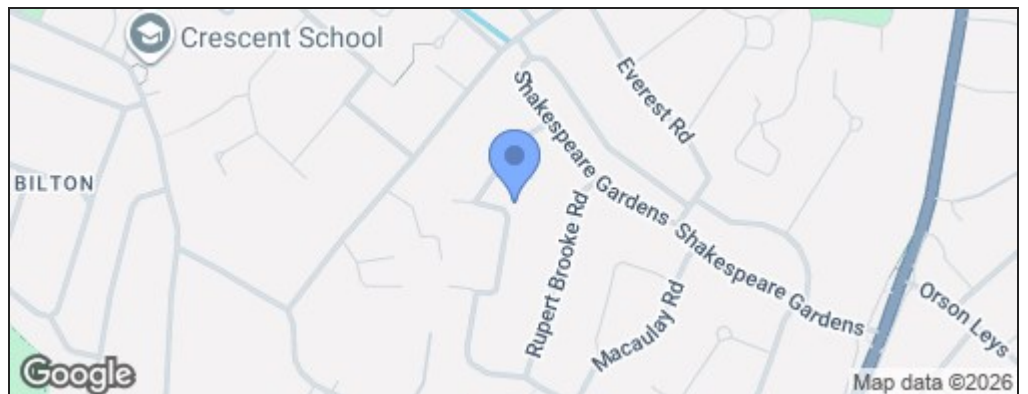
GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>83</b>



### 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.