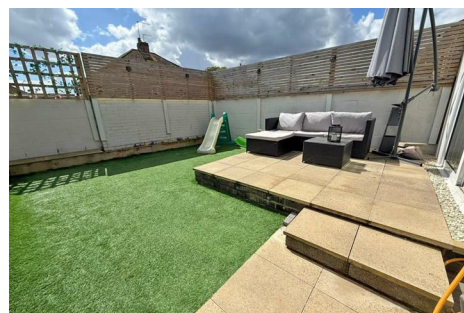


**41 Bennett Street  
Town Centre  
RUGBY  
CV21 2ER**

**Offers Over £250,000**



- **THREE BEDROOMS**
- **GAS CENTRAL HEATING**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING D**

- **EXTENDED OPEN PLAN KITCHEN DINER**
- **GARAGE**
- **GROUND FLOOR W.C**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

This very well presented extended three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, while the open-plan kitchen diner creates a warm and inviting atmosphere for family meals and gatherings.

The ground floor also features a convenient WC, adding to the practicality of the home. Upstairs, you will find three well-proportioned bedrooms, providing ample space for rest and relaxation. The layout is designed to maximise comfort and functionality, making it an ideal choice for those seeking a family-friendly environment.

Additionally, the property includes off road parking and a garage, offering valuable storage space or the potential for a workshop. The outdoor area is perfect for enjoying the fresh air, whether it be for gardening or simply unwinding after a long day.

With its desirable location in Rugby, this semi-detached house is well-connected to local amenities, schools, and transport links, making it a fantastic place to call home. This property is not just a house; it is a place where memories can be made. Do not miss the chance to view this delightful home.

### **Entrance**

Enter via PVC double glazed door. Double glazed window. LVT flooring. Doors to living room and kitchen diner. Stairs rising to first floor floor.

### **Living Room**

14'11" x 11'8" (4.57m x 3.56m)

Double glazed half bay window to front. Panelled wall. Radiator.

### **Open Plan Kitchen Diner**

19'9" x 14'1" max (6.04m x 4.31m max)

### **Dining Area**

LVT flooring. Radiator. Under stairs storage. Radiator. Door to cloakroom..

### **Kitchen Area**

Fitted with a range of matching eye level and base units. One and a quarter inset sink. Integrated oven an hob. Extractor fan. Plumbing for dishwasher. Space for fridge freezer. LVT flooring. Radiator. Double glazed window to rear. Double glazed patio door to rear.

### **Cloakroom**

Low flush W.C with integrated sink. Worksurface.. plumbing for washing machine. Combination boiler. LVT flooring. Double glazed window to side.

### **Landing**

Timber balustrade. Built in storage cupboard. Loft access with ladder.

### **Bedroom One**

13'1" x 12'2" (4.01m x 3.73m)

Double glazed half bay window to front aspect. Radiator. LVT flooring.

### **Bedroom Two**

9'4" x 8'5" (2.87m x 2.57m)

Double glazed window to rear aspect. Radiator. LVT flooring.

**Bedroom Three**

2.57m x 1.91m

Double glazed window to rear. Radiator. LVT flooring.

**Bathroom**

Panelled bath with electric shower over. Vanity inset sink. Low flush WC. Fully tiled walls. Radiator. Double glazed window to side.

**Outside Front**

Block paved driveway providing off road parking for several vehicles. Single garage. Gate to rear garden.

**Outside Rear**

Low maintenance rear garden. Patio area. Astro turf. surrounded by timber fencing.

**Agents Notes**

Council Tax Band: B

Energy Efficiency Rating: D



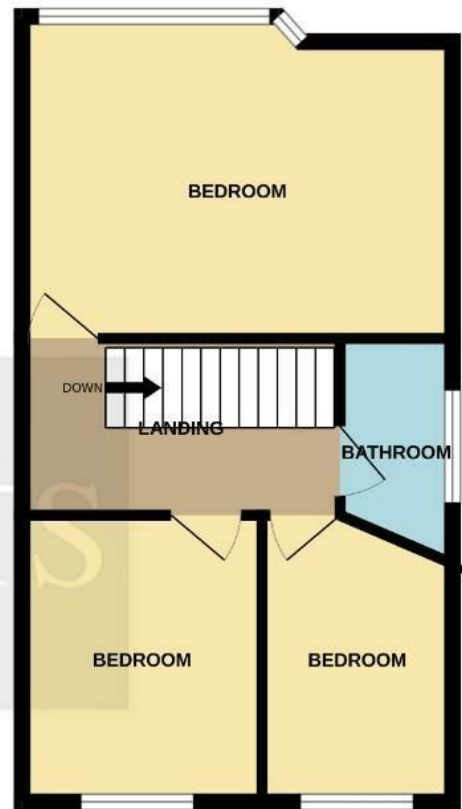




GROUND FLOOR

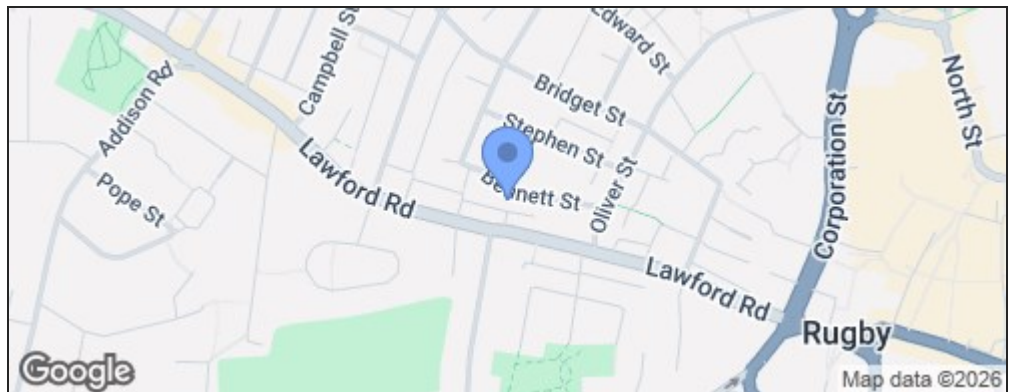


1ST FLOOR



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>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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		



**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.