



40 Southey Road, Rugby, Warwickshire, CV22 6HF

HOWKINS &
HARRISON

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Warwickshire, CV22 6HF

Guide Price: 250,000

A two bedroom semi detached bungalow with single garage, off road parking and enclosed rear garden in the popular residential area of Shakespeare Gardens close to local amenities.

Features

- Semi detached bungalow
- Two bedrooms
- Entrance hall
- Lounge
- Kitchen/diner with vaulted ceiling
- Bathroom
- Driveway & garage
- Gas central heating
- Double glazing
- Sought after area
- Energy Rating- D



Location

The property is situated in the popular residential area of Shakespeare Gardens on the outskirts of Rugby town. Local amenities are available within walking distance and include a Co-op store, post office, and fast food outlet. Rugby town itself is a short bus journey away and offers a broader range of high street shops, independent retailers, restaurants, bars, and leisure facilities. Schooling is available at Bawnmore School, Bilton Junior School, and Rokeby, with independent options at Crescent School and Bilton Grange Preparatory School.

Secondary education is available at Harris Church of England Academy, Bilton High School, Rugby High School for Girls and Lawrence Sheriff in nearby Rugby. The property is also very well positioned for the commuter with easy access to the M1/M6 and M45 motorway networks. It is also a short drive from Rugby train station which operates mainline services to London Euston in less than 50 minutes.



Accommodation- Ground Floor

Enter into a porch with exposed white washed brickwork and step up to a spacious hall with exposed wooden floorboards and useful storage cupboard ideal for coats and shoes. The kitchen/dining room is fitted with a variety of wall and base cream shaker style kitchen cabinets and drawers with work surface over and has a slate tiled floor. Integrated appliances include a fridge/freezer, electric Beko oven and four ring gas hob with extractor fan over. The dining area has a vaulted ceiling with two Velux windows and exposed ceiling timbers. Sliding doors provide access to the rear garden. The sitting room overlooks the front aspect through a lovely bay window which is fitted with attractive shutters. Overlooking the front aspect the principal bedroom has exposed floorboards. Bedroom two is currently being used as an office and overlooks the rear aspect and also has exposed floorboards and further benefits from fitted shelving. The family bathroom is fitted with a walk in bath with shower over and easy clean panel screens along with a white high gloss vanity unit with wash hand basin over, wc, chrome heated towel ladder and attractive pale grey wood effect flooring.

Outside

To the front of the property there is a tarmac drive which provides parking and leads to the electrically operated garage. The established split level front garden has gravelled borders planted with a variety of shrubs and plants including lavender and is enclosed to the front by a low level brick built wall. The rear garden is also split level with a resin pathway which runs behind the kitchen and leads to steps down to a fabulous resin entertainment area with veranda over. Further steps lead down to the garden which has a pathway running between the lawn to a paved area around a circular planted border which provides a focal point to the garden. There are further raised beds with sleeper and decked edges along with a greenhouse, brick built store and log store. The property is enclosed by close board fencing.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

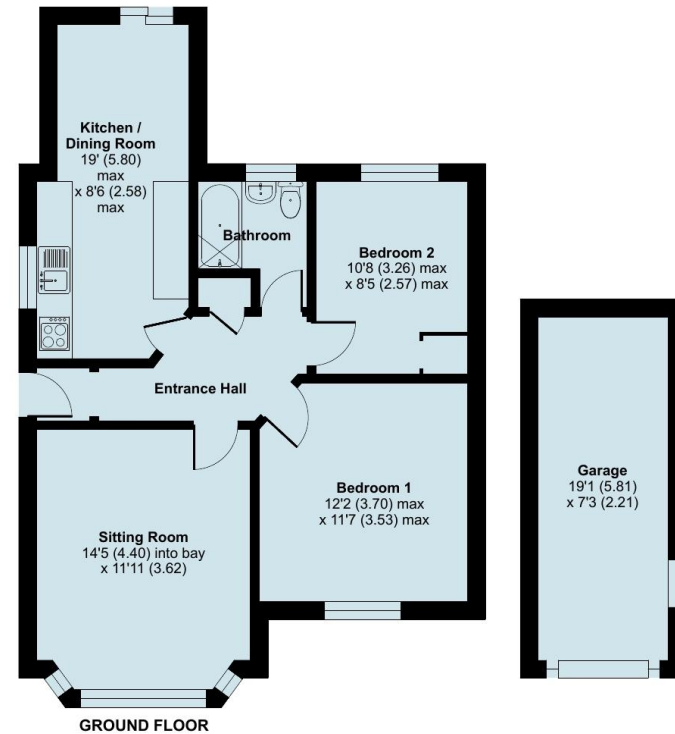
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Approximate Area = 675 sq ft / 62.7 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 813 sq ft / 75.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Howkins & Harrison. REF: 1440769

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.