

# archerbassett

LETTINGS AND SALES



Southam Road, Rugby, CV22 6NW

£1,200 PCM



Very well presented three bedroom semi-detached home located in the heart of Dunchurch. The accommodation comprises of porch leading to hallway with understairs storage cupboard and built-in dog crate. There is a ground floor shower room/utility, spacious lounge with gas fire and fitted breakfast kitchen with double oven, induction hob and integrated dishwasher. The first floor has three bedrooms two of which are double with one having built-in wardrobes, a small single bedroom which would be useful for nursery/dressing room or study and a family bathroom. There is parking to the front with gates and a garage to the rear ideal for storage only due to the access not being wide enough for vehicles. A herbaceous garden can be found to the rear of the property with two outhouses. This home has gas central heating and UPVC double glazing.

- THREE BEDROOM SEMI-DETACHED HOME IN THE HEART OF DUNCHURCH
- WELL EQUIPPED FITTED KITCHEN WITH INTEGRATED APPLIANCES
- THREE BEDROOMS, TWO BEING DOUBLE AND THE THIRD SINGLE
- ESTABLISHED REAR GARDEN
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- GROUND FLOOR SHOWER ROOM/UTILITY
- FAMILY BATHROOM
- DRIVEWAY APPROACHED VIA GATES

