

**26 Rupert Brooke Road
Shakespeare Gardens
RUGBY
CV22 6HQ**

£285,000



- **TWO/THREE BEDROOM**
- **SHOWER ROOM**
- **SUNROOM**
- **LOUNGE**
- **PARKING, GARAGE, AND WORKSHOP**

- **SEMI DETACHED BUNGALOW**
- **KITCHEN/DINING ROOM**
- **STUDY AREA**
- **SEPARATE W.C.**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A well-presented extended two bedroom semi-detached bungalow situated in the highly sought-after Shakespeare Gardens. The accommodation includes an entrance hall, spacious lounge, kitchen/diner, study area, sunroom with underfloor heating, shower room, two bedrooms, and a separate W.C. Externally, the property benefits from a garage with adjoining workshop, Solar panels help to significantly reduce household energy bills throughout the year. An enclosed rear garden, and ample off-road parking.

Shakespeare Gardens is a desirable residential location within walking distance of highly regarded schools for all ages, including grammar school catchment. The area offers convenient access to Sainsbury's supermarket, the M1, M6 and M45 motorway networks, and is only a short drive from Rugby town centre and the railway station, which provides mainline services to London Euston and Birmingham.

Accommodation Comprises

Entry via opaque part glazed timber front entrance door into:

Storm Porch

Further opaque part glazed timber door into:

Entrance Hall

Access to loft storage space. Radiator. Cupboard. Connecting doors through to:

Lounge

14'4" x 11'9" (4.39 x 3.6)

Bay window to front aspect. Radiator. Feature fireplace with living flame gas fire, marble hearth and surround.

Bedroom One

14'1" x 9'4" (4.3 x 2.85)

Window to front aspect. Radiator. Range of fitted bedroom furniture.

Inner Lobby

Door connecting to:

Wet Room

Large shower enclosure with mixer shower. Fully tiled walls. Low level w.c. Pedestal wash hand basin. Bidet.

Study Space

Radiator. Door to:

Bedroom Two

12'0" x 13'9" (3.67 x 4.2)

Recessed spotlights. Underfloor heating. Skylight. Glazed double doors into:

Sun Room

9'3" x 19'8" (2.82 x 6)

French doors to rear garden. Underfloor heating. Window to rear. Part glazed door to rear. Ceiling lantern. Recessed down lights. Opening through to kitchen/diner. Personal door to garage. Sliding door to w.c.

W.C.

Low level w.c. Pedestal wash hand basin. Window to rear aspect. Heated towel rail.

Kitchen/Diner

20'8" x 8'9" (6.32 x 2.69)

Fitted with a range of base and eye level units. Stainless steel sink and drainer unit. Roll top work surface space. Built in double oven and four ring gas hob with extractor over. Co-ordinating part tiled walls. Window to side. Radiator.

Garage

Timber double doors to the front. Partition wall with door leading into:

Workshop

Window to side aspect.

Externally Rear

Patio area. Steps up to lawn area. Concrete shed. Greenhouse. Hedgerow and timber panel fencing to boundary.

Front Garden

Block paved driveway providing off road parking for several vehicles. Small retaining wall to boundary.

Agents Note

Council Tax Band: C

Energy Efficiency Rating: C

Solar Panels

We have been informed by the vendor that the solar panels are privately owned and currently set up to sell via British Gas.





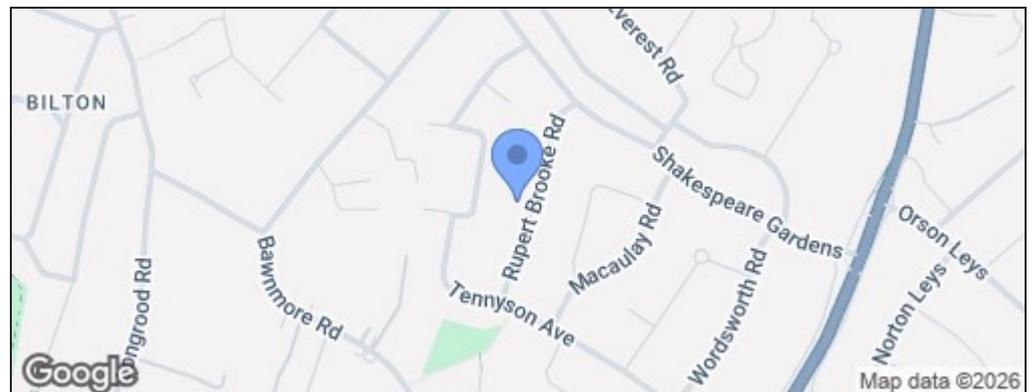
GROUND FLOOR
1332 sq.ft. (123.8 sq.m.) approx.



TOTAL FLOOR AREA: 1332 sq.ft. (123.8 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) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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.