



12 Southey Road, Rugby, Warwickshire, CV22 6HF

HOWKINS &  
HARRISON

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Rugby, Warwickshire,  
CV22 6HF

Guide Price: £295,000

Nestled in the popular residential area of Shakespeare Gardens, this charming three-bedroom dormer bungalow, located on Southey Road, is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

The bungalow features a first-floor double bedroom, complete with an attached dressing room, which holds the exciting possibility of being converted into an en-suite (subject to planning permission). The ground floor boasts two further bedrooms and two reception rooms. The beautifully maintained and landscaped garden is ideal for enjoying sunny afternoons or hosting gatherings. The attractive summer house provides a perfect retreat for hobbies or relaxation, whilst a brick-built outbuilding provides space for outdoor storage. The bungalow is complemented by a garage and a carport, along with a driveway ensuring that parking is never a concern.

### Features

- Three bedrooms
- Principal bedroom with dressing room to the first floor
- Two reception rooms
- Modern bathroom
- Driveway parking, covered carport and garage
- UPVC double glazing
- Beautifully maintained garden to front and rear
- Summer house



## 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.



## Ground Floor

The property opens into a tiled porch, which in turn leads to a light and airy entrance hall, with stairs rising to the first floor and doors leading to the living accommodation, including a useful cloaks/storage cupboard. The spacious living room is located to the front aspect, with a large bay window affording plenty of natural light. A feature fireplace with a gas flame effect fire and stone surround provides a welcoming focal point to the room. The kitchen is located to the rear of the property, beyond which, and accessed via bi-fold doors, is the dining room, fitted with wood effect flooring and boasting views over and access to the delightful rear garden. The kitchen comprises of a range of modern cream base and eye level units, incorporating numerous cupboards, drawers, a full height larder cupboard and built-in shelving, with complementing worksurfaces over and space with plumbing for a freestanding cooker and white goods. The is attractive metro style tiling to the splash back areas. A window overlooks the side aspect and a part glazed door leads to the outside. There are two bedrooms to the ground floor, both of which benefit from built-in cupboards, with one being located to the front and the other situated to the rear, enjoying views over the garden. The modern fitted bathroom comprises of a WC and sink vanity unit with cupboards beneath, along with a P shaped bath with glass shower screen and shower over.



## First Floor

The first floor landing has attractive exposed brickwork and doors leading to useful under eaves storage and the principal bedroom which occupies this floor. This delightful room is enhanced by double, side-opening windows that not only flood the room with natural light but also invite a gentle breeze in the summer months, creating a refreshing atmosphere. From this room, you can enjoy lovely views over the garden, making it a peaceful retreat to unwind. There is an adjacent dressing room, which presents an exciting opportunity for conversion, should you desire (subject to planning), into a stylish en-suite bathroom, enhancing the convenience and luxury the principal suite.

## Outside

To the front of the property, you are greeted by an attractive split-level garden, beautifully planted with a vibrant array of flowers and mature shrubs and featuring an attractive low-level stone-built wall. There is ample parking, with a driveway and a covered car port, which in turn provides access to the garage. To the rear of the garage is a brick-built outbuilding, ideal for outdoor storage. The rear garden offers various patio areas designed to cater to your every need, whether you wish to bask in the sun or seek a bit of shade. This outdoor space is ideal for al fresco dining and entertaining, making it a wonderful setting for gatherings with family and friends. A lovely summer house, complete with a patio in front, provides a serene spot to relax and enjoy the surrounding garden, whilst a circular patio area to the rear of the garden, edged with elegant slate chippings, offers a charming focal point for your outdoor space.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing

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

## Fixtures and Fittings

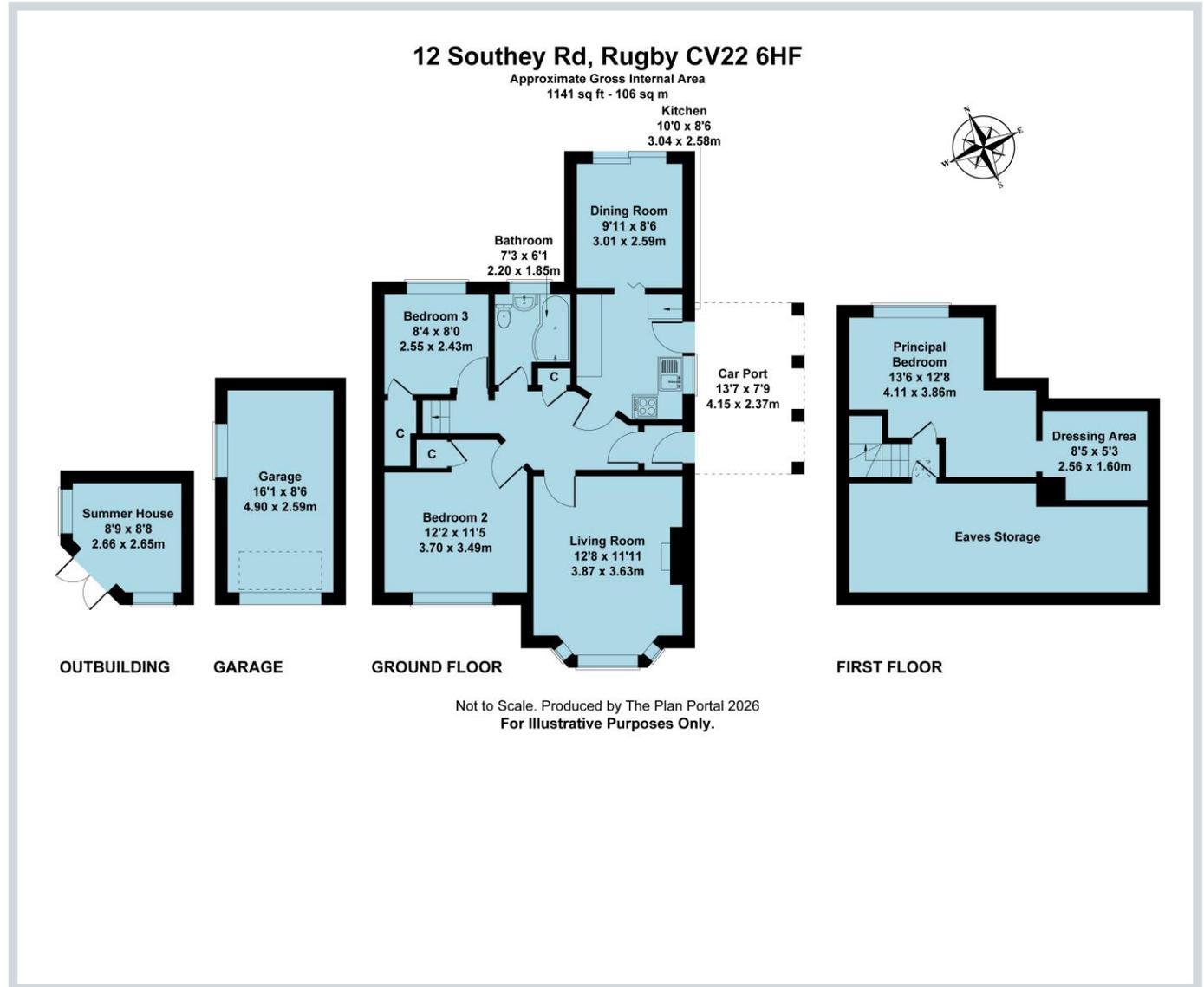
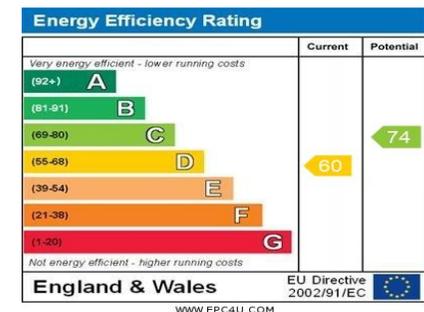
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.



## Howkins & Harrison

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Instagram HowkinsLLP

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.



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