

12C Percival Road
Rugby
CV22 5JP



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£420,000

Entrance Hall

The entrance hall welcomes you with traditional wooden panelling featuring intricate carved details, setting a warm and inviting tone. The staircase is carpeted and complemented by wooden balustrades, adding character to this charming space. Adjacent doors lead to the kitchen, lounge/diner and utility room, providing convenient access throughout the ground floor.

WC

The ground floor WC is fitted with a simple white suite including a toilet and wash basin, conveniently located off the entrance hall.

Lounge/Diner

This well-proportioned lounge and dining area extends across the rear of the property, offering ample space for relaxing and entertaining. A large window and double doors open out to the garden and conservatory, flooding the room with natural light. A charming brick fireplace forms a lovely focal point, surrounded by warm wooden flooring that enhances the inviting atmosphere.

Conservatory

The conservatory provides a bright, relaxing space sheltered by glass panels and overlooking the rear garden. Tastefully furnished with comfortable seating and a hanging chair, it creates a perfect spot to enjoy the garden views in any weather. The flooring continues from the lounge/diner, ensuring a seamless flow between indoor and outdoor living.

Kitchen

The kitchen is fitted with classic cream cabinetry and solid wood effect worktops, offering plenty of storage and preparation space. The room enjoys natural light from a window overlooking the side of the property, with a practical layout that connects easily to the entrance hall.

Utility Room

The utility room offers practical space for laundry and additional storage. Positioned off the entrance hall, it features a door to the outside for convenience.

Landing

The first-floor landing connects all three bedrooms and the family bathroom, featuring carpeted flooring and a window that brings in natural light. Also it benefits a storage cupboard.

Bedroom 1

This generous main bedroom enjoys ample space for a double bed and features built-in wardrobes with mirrored doors, providing excellent storage. The room benefits from neutral décor and light wood flooring, creating a restful atmosphere.

Bedroom 2

The second bedroom is well sized for a double or large single bed. A window looks out to the rear garden, with neutral décor and carpeting enhancing the comfort of this peaceful room.

Bedroom 3

This third bedroom is a lovely bright room with space for a bed and bedroom furniture. A window faces the front garden, and the room currently features wooden floor and neutral walls.

Bathroom

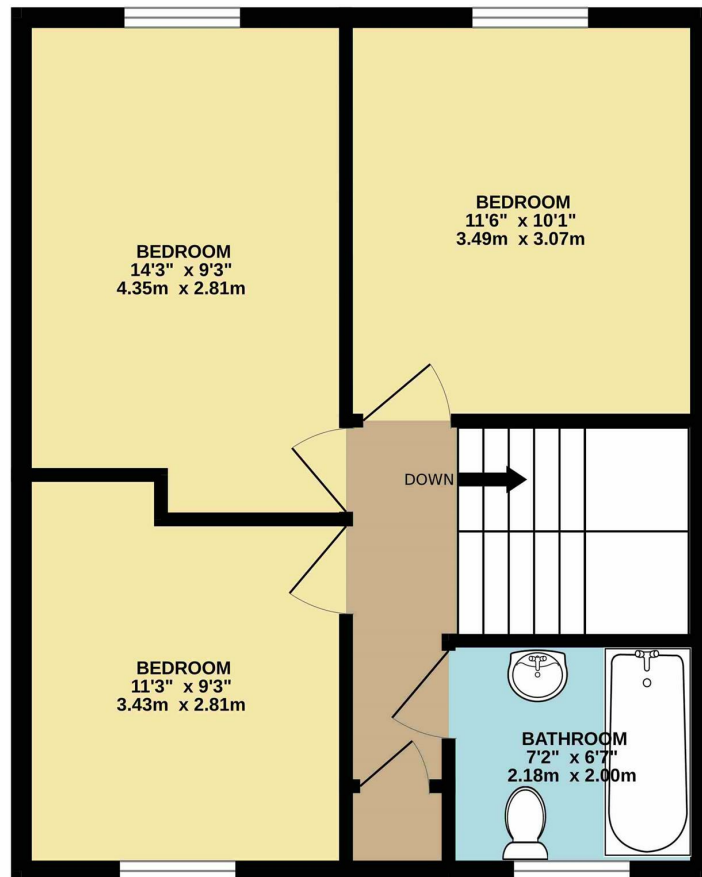
The bathroom is fully tiled and features a modern white suite including a corner bath with shower over, pedestal basin, and WC. A window allows natural light, while the smart layout makes efficient use of space.

Study

This versatile room is currently arranged as a home office, offering ample space for a desk and seating. With a large window providing natural daylight and light wooden flooring, it creates a comfortable working environment.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



Local Authority

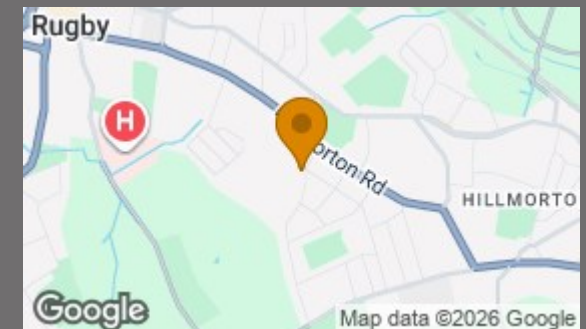
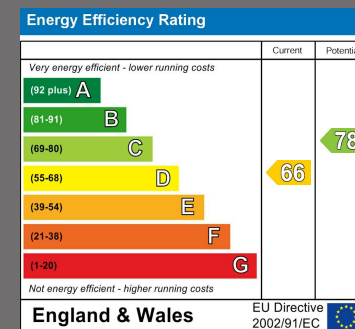
Council Tax Band

E

EPC Rating

D

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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