

**82 Pytchley Road
Southfields
RUGBY
CV22 5NF
£300,000**



- **THREE BEDROOM**
- **NO ONWARD CHAIN**
- **SUN ROOM/CONSERVATORY**
- **SOUTH FACING GARDEN**
- **GARAGE AND PARKING**

- **SEMI DETACHED HOME**
- **KITCHEN/DINING ROOM**
- **REFITTED BATHROOM**
- **FIELD VIEWS TO REAR**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Horts Estate Agents are delighted to present this three bedroom, semi detached family home, in the desirable area of Southfields benefiting from stunning open countryside to the rear. ****OFFERED WITH NO ONWARD CHAIN**** In brief, to the ground floor, the accommodation comprises: entrance hall, spacious lounge, kitchen/dining room, conservatory/garden room, three bedrooms, and a family bathroom. Externally there is off road parking to the front of the property, along with a garage to the rear which is accessed via a service road, and a rear garden with raised patio area. This property also has double glazing, gas central heating, and a refitted bathroom.

Southfields is conveniently situated between Rugby Town Centre and Hillmorton, providing easy access to the towns amenities, Rugby Railway Station, and well regarded schools.

Accommodation Comprises

Entry via hardwood front entrance door with frosted window and storm porch into:

Entrance Hall

Stairs rising to first floor. Radiator. Understairs storage cupboard. Glazed doors off to lounge and kitchen/diner.

Lounge

15'11" x 10'10" (4.86m x 3.32m)

Bay window to front aspect. Fireplace with gas fire. Radiator. Coving to ceiling.

Kitchen / Diner

15'5" x 16'9" max (4.71m x 5.13m max)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Part tiled walls. built in electric oven and hob with extractor over. Space and plumbing for a washing machine. Space for an upright fridge/freezer. Radiator. Window to rear aspect. Sliding doors opening to:

Conservatory

10'7" x 9'0" (3.23m x 2.76m)

Of brick and timber construction. Windows to rear. Door to side. Glazed doors opening to rear garden.

First Floor Landing

Access to fully boarded loft space. Window to side. Doors off to bedrooms and bathroom.

Bedroom One

11'11" x 8'10" (3.64m x 2.70m)

Window to rear. Built in wardrobes. Radiator.

Bedroom Two

10'5" x 8'10" (3.19m x 2.7m)

Bay window to front. Built in double wardrobe. Radiator.

Bedroom Three

6'11" x 5'11" (2.11m x 1.82m)

Window to front. Radiator.

Bathroom

Refitted with a suite to comprise; panelled bath with rainfall shower and shower screen, vanity unit with wash hand basin, and low level w.c. with a concealed cisten. Aqua boarding to walls. Chrome heated towel rail. Extractor fan. Opaque window to rear.

Front Garden

Laid to tarmac providing off road parking for two cars. EV charging point. Dwarf walls to boundary. Access to rear garden.

Garage

25'3" x 12'4" (7.70m x 3.78m)

Of brick construction. Up and over style door. Timber side pedestrian door. Hardstanding for parking. Polycarbonate storage shed.

Rear Garden

Raised patio area with picket fencing. Further area laid to lawn. Pathway to garage. Enclosed by timber fencing and hedging.

Agents Note

Local Authority: Rugby

Council Tax Band: C

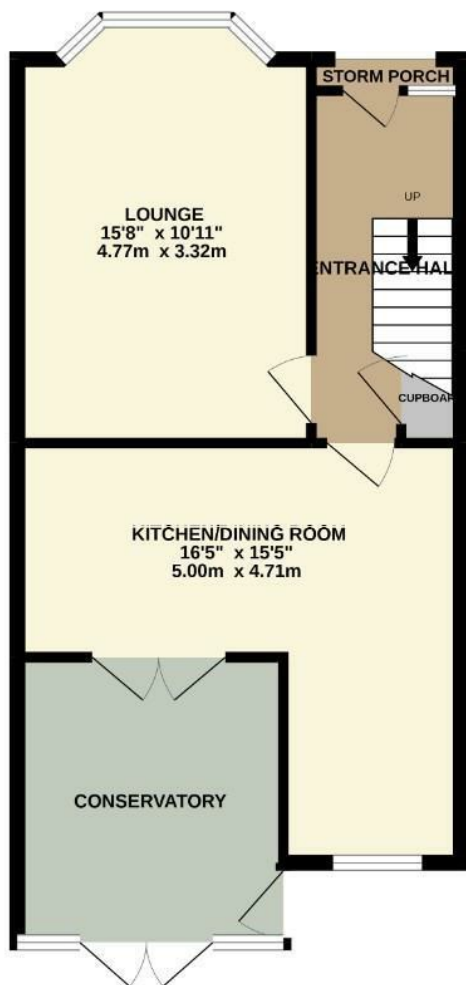
Energy Efficiency Rating: D



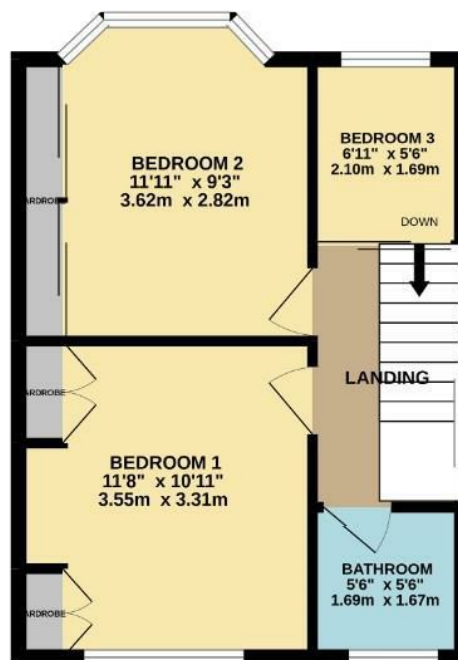




GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



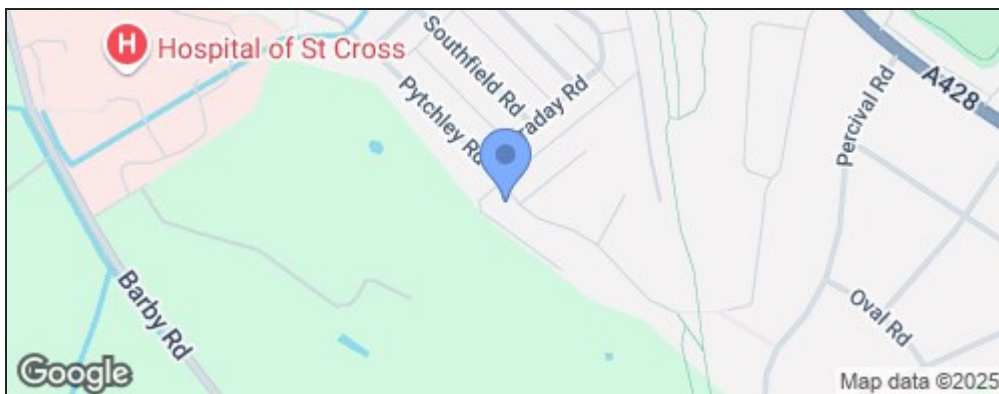
1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.