

**64 Pytchley Road  
Southfields  
RUGBY  
CV22 5NE  
£225,000**



- **TWO BEDROOM**
- **LOUNGE**
- **FITTED KITCHEN**
- **ENCLOSED REAR GARDEN**
- **SEMI DETACHED HOME**
- **SEPARATE DINING ROOM**
- **FIRST FLOOR BATHROOM**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A two bedroom semi detached property located in the popular residential area of Southfields. This property has undergone a redecoration and recarpetting program and is offered with NO ONWARD CHAIN. Conveniently situated between Rugby Town Centre and Hillmorton, providing easy access to the towns amenities, Rugby Train Station and well regarded schools.

In brief the accommodation comprises; entrance hall, lounge, separate dining room and fitted kitchen to the ground floor. On the first floor there are two bedrooms and a bathroom. This property additionally benefits from gas radiator central heating and front and rear gardens.

### **Accommodation Comprises**

Entry via partly glazed side entrance door into:

#### **Entrance Hall**

Stairs rising to first floor landing. Door to lounge. Walkway through to dining room.

#### **Lounge**

14'11" into alcove x 13'3" into bay (4.56m into alcove x 4.06m into bay)

Bay window to front aspect. Radiator. Picture rail.

#### **Dining Room**

14'11" x 10'4" (4.57m x 3.15m)

Twin glazed doors opening to rear garden. Radiator. Understairs storage cupboard. Thermostat control for central heating. Doorway to kitchen.

#### **Kitchen**

14'3" x 6'0" (4.35m x 1.83m)

Fitted with a range of base and eye level units with roll top work surface space incorporating a stainless steel sink unit. Tiling to splash areas. Wall mounted central heating boiler. Fitted dishwasher (in need of plumbing). Space for a fridge. Radiator. Window to rear aspect. Two windows to side aspect. Partly glazed upvc door to rear garden.

#### **First Floor Landing**

Access to loft space. Doors off to:

#### **Bedroom One**

15'0" into alcove x 13'8" into bay (4.59m into alcove x 4.19m into bay)

Bay window to front aspect. Radiator. Picture rail.

#### **Bedroom Two**

8'11" x 13'3" maximum measurements (2.73m x 4.06m maximum measurements)

Window to rear aspect. Radiator. Understairs storage cupboard.

#### **Bathroom**

Three piece white suite to comprise; panelled bath with mixer shower over, pedestal wash hand basin, and low level w.c. Frosted window to rear elevation. Extractor fan. Vinyl floor covering. Radiator.

#### **Front Garden**

Laid to lawn with pathway to the side of the property.;

#### **Rear Garden**

Mainly laid to lawn. Patio area. Enclosed by timber panel fencing. Side pedestrian access.

#### **Agents Notes**

Local Authority: Rugby

Council Tax Band: B

Energy Efficiency Rating: D

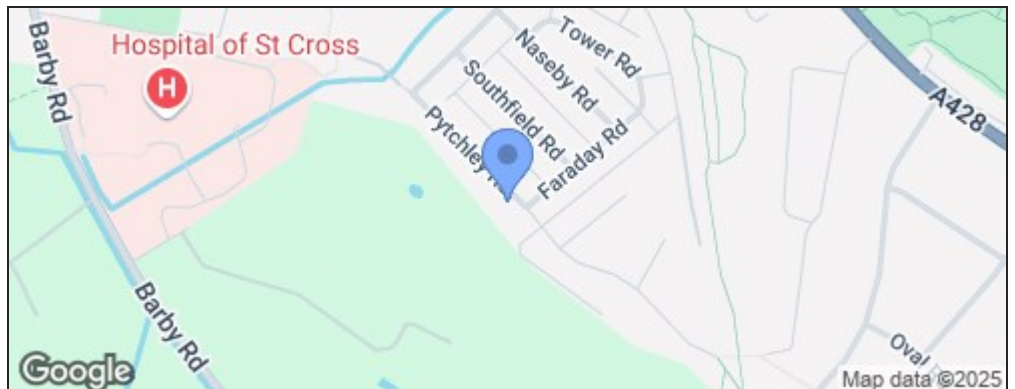








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 firms employment has the authority to make or give any representation or warranty in respect of the property.