22 Thackeray Close
Hillside
RUGBY
CV22 5RN

£295,000









- THREE BEDROOM
- FITTED KITCHEN / BREAKFAST ROOM
- CONSERVATORY
- CORNER PLOT
- OFF ROAD PARKING
- SEMI DETACHED BUNGALOW
- MODERN SHOWER ROOM
- LOUNGE
- GARAGE
- ENERGY EFFICIENCY RATING C

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Situated on a generous, level corner plot, this well presented three bedroom semi detached bungalow offers spacious and versatile accommodation, together with the benefits of gas fired central heating, uPVC double glazing, a detached garage, and off road parking for two vehicles.

The accommodation briefly comprises an entrance porch, a comfortable lounge, a fitted kitchen breakfast room, a conservatory, three bedrooms, and a modern shower room.

The property occupies a prime position in Hillside, one of Rugby's most sought after residential areas. The location is within walking distance of highly regarded primary and secondary schools and falls within the catchment area for Rugby's prestigious grammar schools. A nearby Sainsbury's supermarket provides convenient everyday shopping facilities, while excellent transport links offer easy access to the M1, M6, and M45 motorway networks.

Accommodation Comprises
Entry via upvc part glazed front entrance door with glazed side panel into:

Entrance Porch
Opaque glazed window to front. Ceramic tiled floor. Timber opaque glazed door into:

Lounge
14'6" x 12'3" (4.43m x 3.74m)
Window to front aspect. Feature fireplace with electric fire. Coving to ceiling. Television point. Radiator. Connecting doors through to kitchen/breakfast room, and lobby.

Kitchen / Breakfast Room
18'2" x 9'0" (5.54m x 2.76m)
Fitted with a range of base and eye level units. Roll top work surface space incorporating a stainless steel sink and drainer unit with mixer tap. Built in double oven. Electric hob. Space for an undercounter fridge. Space and plumbing for a washing machine. Radiator. Window to front aspect. Opaque window to side aspect. Further window to side. Opaque glazed door to side. Door to:

Inner Lobby
Access to loft storage space. Radiator. Window to side aspect. Doors off to kitchen/breakfast room, bedrooms, shower room, and conservatory.

Bedroom One
13'3" x 9'5" (4.05m x 2.89m)
French doors to rear aspect. Built in wardrobe. Built in cupboard housing gas central heating boiler. Radiator.

Bedroom Two
10'7" x 8'1" (3.24m x 2.48m)
Window to rear aspect. Small window to side aspect. Radiator. Built in bedroom furniture.

Bedroom Three
7'10" x 6'6" (2.39m x 1.99m)
Window to side aspect. Radiator.

Shower Room
7'10" x 6'6" (2.39m x 1.99m)
Fully tiled. Low level w.c. Pedestal wash hand basin. Large shower enclosure with mixer shower. Heated towel rail. Wall mounted heater. Opaque window to side aspect.

Conservatory
12'7" x 12'4" (3.84m x 3.77m)
Of brick and upvc construction. French doors to rear aspect. Door to front aspect. Electric points.

Gardens
Set on a corner plot. Large area laid to lawn. Multiple patio areas. Mutiple storage sheds. Greenhouse. Gated pedestrian access to front. Enclosed by timber panel fencing. Off road parking to the front of the property and access to:

Detached Single Garage
Electric metal roller door.

Agents Note
Council Tax Band: C
Energy Efficiency Rating: C

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.
A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.























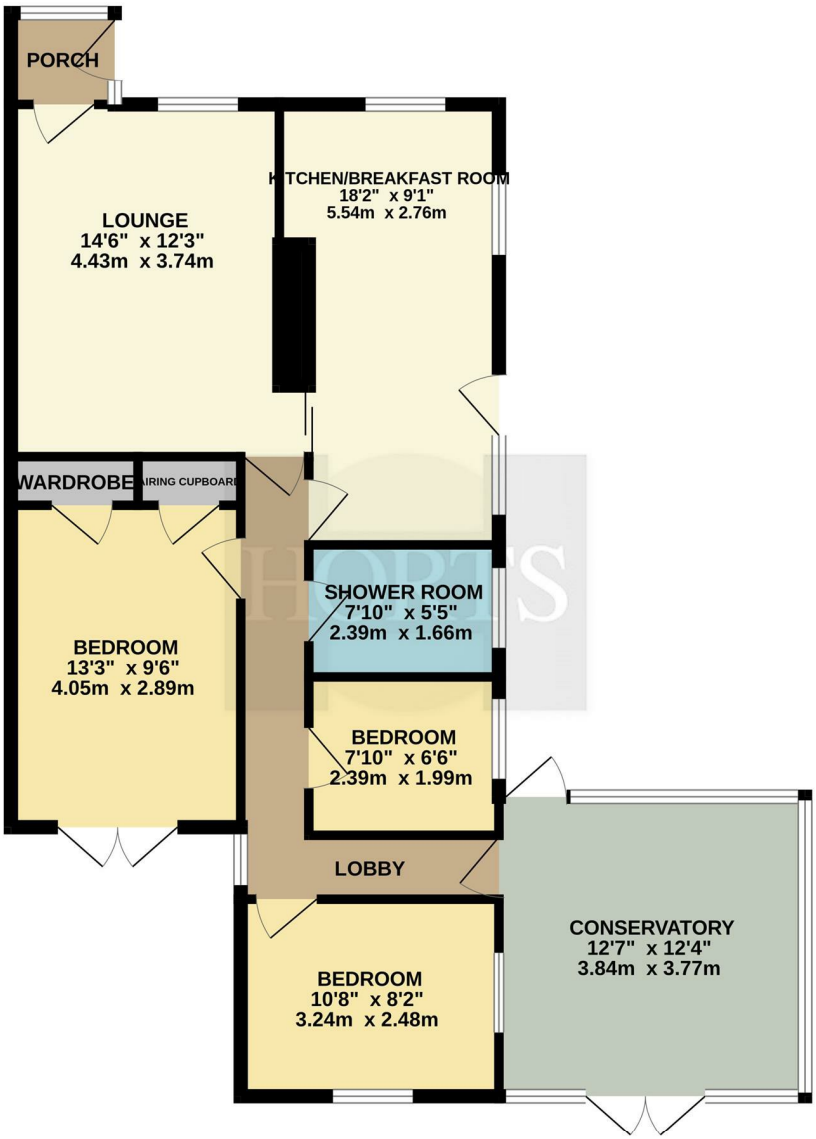






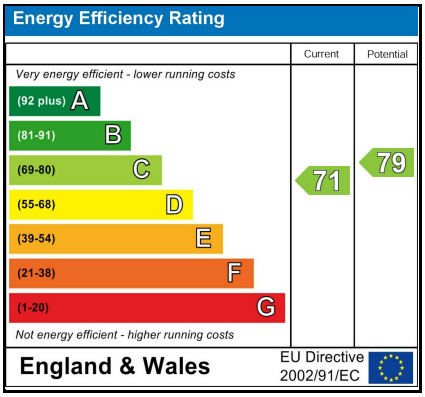


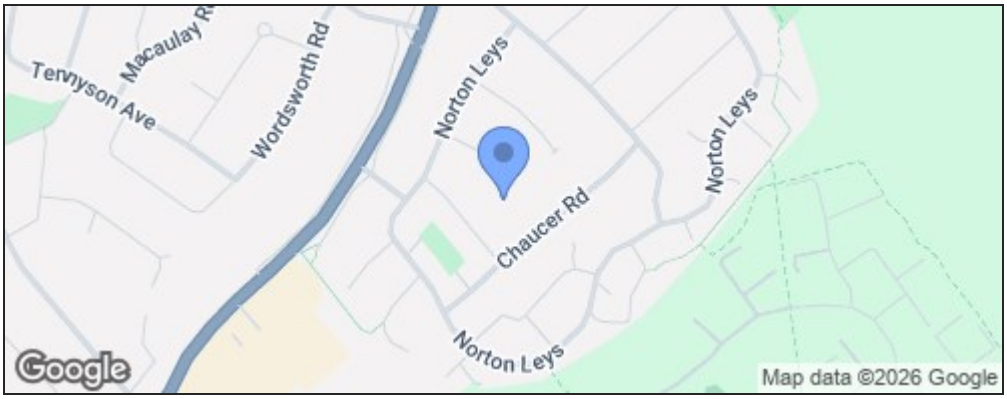
GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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