166 Wentworth Road

RUGBY
CV22 6BL

£240,000

- THREE BEDROOM
- OFF ROAD PARKING
- REFITTED KITCHEN
- CLOSE TO LOCAL AMENITIES
- SEMI DETACHED HOME
- TWO PERSON SAUNA
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING: D

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A Three bedroom semi detached home located in a popular residential area. In brief the accommodation comprises; entrance hall, spacious lounge, Refitted kitchen/diner, ground floor w.c/shower room with SaunaMed 2 person FAR infrared Sauna. To the first floor there are three bedrooms and a family bathroom. The property also benefits from upvc double glazing and gas radiator heating. Externally there is a front garden with OFF ROAD PARKING for 2 vehicles and a low maintenance rear garden. Located close to an excellent range of local amenities as well as being a short drive to Rugby town centre, Rugby Railway Station and the M6/M1 motorway networks

Accommodation Comprises
Entry via upvc front entrance door into:

Entrance Hall
Stairs rising to first floor landing. Radiator. Connecting doors through to:

Lounge
12'2" x 13'9" (3.71 x 4.2)
Window to front aspect. Wall mounted gas fire. Radiator. Television point. Door through to:

Kitchen / Diner
7'4" x 20'8" (2.26 x 6.3)
Recently refitted with a range of base and wall mounted units. Work surface space incorporating an acrylic sink and drainer unit with mixer tap over. Electric hob. Electric oven. Space for an American style fridge/freezer. Radiator. Recessed spotlights. Cupboard housing gas central heating boiler. Window to rear aspect. French doors opening to rear garden. Door to:

Rear Lobby, Shower Room, And Sauna
Two person sauna with 5 X Durawave heaters, speaker system bluetooth\radio\mp3 player built in. With ozone & negative ion generator. Ideal for improving circulation and wellbeing. Quadrant shower enclosure with electric shower. Low level w.c. Tiled walls. Opaque windows to side elevation. Part glazed opaque upvc door to the side.

First Floor Landing
Access to loft storage space. Window to side aspect. Radiator. Connecting doors to bedrooms and bathroom.

Bedroom One
12'2" x 13'9" (3.71 x 4.2)
Window to front aspect. Two built in storage cupboards. Radiator.

Bedroom Two
8'7" x 13'9" (2.62 x 4.2)
Window to rear aspect. Radiator.

Bedroom Three
8'6" x 9'2" maximum (2.6 x 2.8 maximum)
Window to front aspect. Radiator.

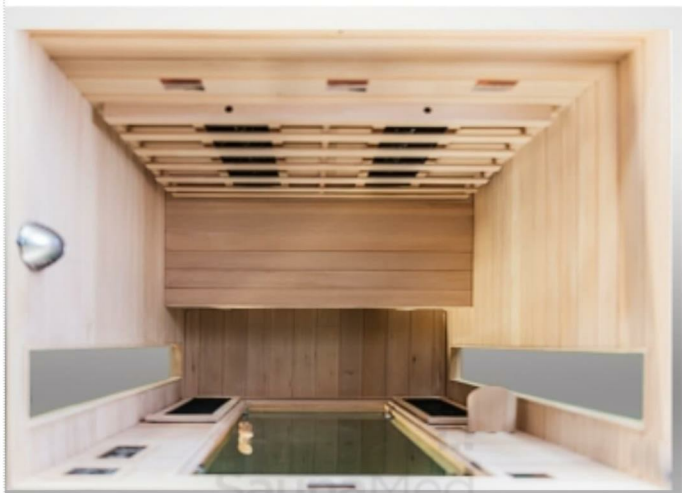
Bathroom
With suite to comprise; panelled bath with telephone shower attachment vanity unit with wash hand basin, and low level w.c. with concealed cistern. Part tiled walls. Radiator. Opaque window to rear elevation.

Rear Garden
Mainy laid to lawn. Paved patio area. Mature shrubs and herbaceous borders. Timber panel fencing to boundaries. Gated side pedestrian access.

Front Garden
Of road parking for two vehicles. Pathway to entrance. Area laid to lawn. Herbaceous borders. Timber fencing and picket fencing to boundaries.

Agents Note
Council Tax Band: A
Energy Efficiency Rating: D

SaunaMed



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.

TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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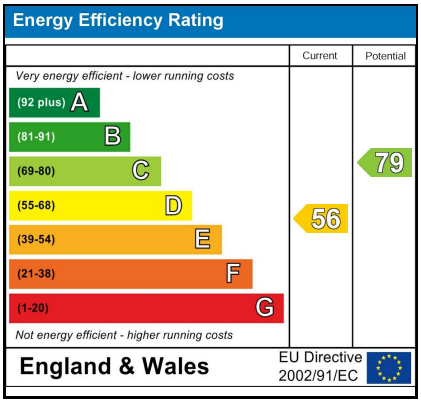

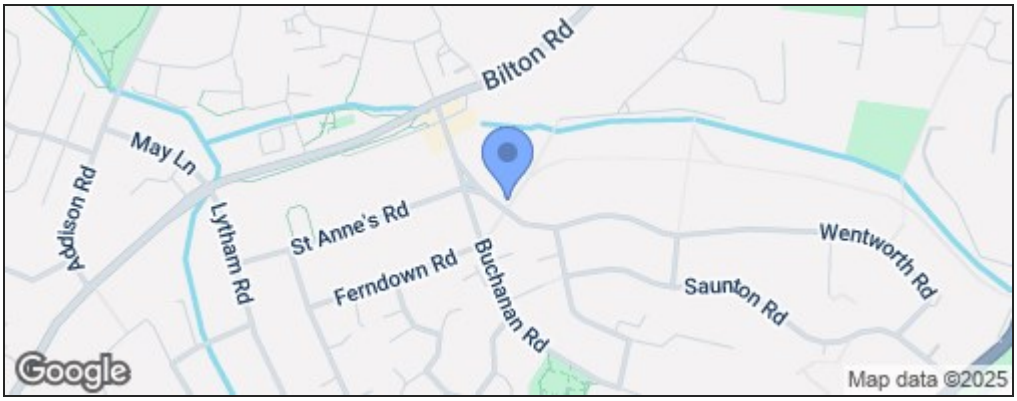

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