26 Wordsworth Road
Shakespeare Gardens
RUGBY
CV22 6HY

Guide Price £425,000

- THREE BEDROOM
- REFITTED KITCHEN
- OFF ROAD PARKING AND GARAGE
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- DETACHED EXTENDED BUNGALOW
- REFITTED SHOWER ROOM
- FRONT AND REAR GARDENS
- GAS RADIATOR HEATING
- ENERGY EFFICIENCY RATING D

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A spacious extended three bedroom detached bungalow, offered with no onward chain and located in the sought after location of Shakespeare Gardens. In brief, the accommodation comprises; entrance porch, hallway, lounge, refitted kitchen/dining room, utility room, refitted shower room, and three bedrooms. Externally, there are front and rear gardens, off road parking for several cars, a garage, and a well maintained, established rear garden. This property additionally benefits from upvc double glazing and gas fired radiator heating. Early viewing is highly recommended to appreciate this lovely home.
Shakespeare Gardens is a very sought after area and is within walking distance to highly regarded schooling of all ages and in the catchment area for grammar schools. There is easy access to Sainsbury's supermarket, and the regions central motorway networks including the M1/M6 and M45 and is only a short drive from Rugby town centre, and the railway station which operates main line services to London Euston and Birmingham.

Accommodation Comprises
Entry via upvc glazed door into:

Entrance Porch
Windows to side. Composite door leading into:

Hallway
Radiator. Doors off to lounge, kitchen, bedrooms and bathroom.

Lounge
15'11" x 12'0" (4.86m x 3.68m)
French doors opening to the garden. With exterior electrically operated sun awnings. Feature fireplace with electric fire. Radiator.

Kitchen/Diner
18'11" x 11'8" (5.79m x 3.56m)
Refitted with a range of modern base and wall mounted units. Work surface space incorporating a stainless steel sink and drainer unit with mixer taps over. Halogen hob with extractor over. Built in electric double oven. Space for a fridge/freezer. Built in dishwasher. Radiator. Bifold doors to side. With exterior electrically operated sun awnings. Window to rear. Door to:

Utility Room
Base unit and work surface space. Stainless steel sink and drainer unit with mixer tap. Space for a washing machine and tumble dryer. Wall mounted boiler.

Bedroom One
11'6" x 11'4" (3.51m x 3.46m)
Window to front. Radiator. Built in triple wardrobes and shelving.

Bedroom Two
11'5" x 10'10" (3.48m x 3.31m)
Window to front. Radiator.

Bedroom Three
8'7" x 8'6" (2.64m x 2.61m)
Window to side. Radiator.

Refitted Shower Room
8'6" x 8'6" (2.61m x 2.61m)
With suite to comprise: shower cubicle, vanity unit with inset wash hand basin, and low level w.c. Chrome heated towel rail. Radiator. Window to side elevation.

Front Garden
Block paved driveway providing off road parking for four cars. Wrought iron gates leading to garage. Flower and shrub border. Dwarf wall.

Garage
With up and over style door. Personal door to side. Power and light connected.

Rear Garden
Patio area. Area laid to artificial grass. Flower and shrub borders to side and rear. Shed. Timber fencing to boundaries.

Agents Note
Council Tax Band D
Energy Efficiency Rating D

GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.

TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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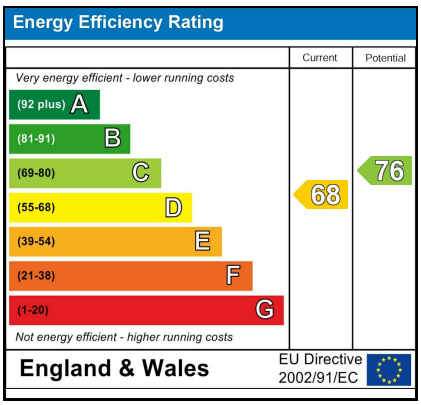

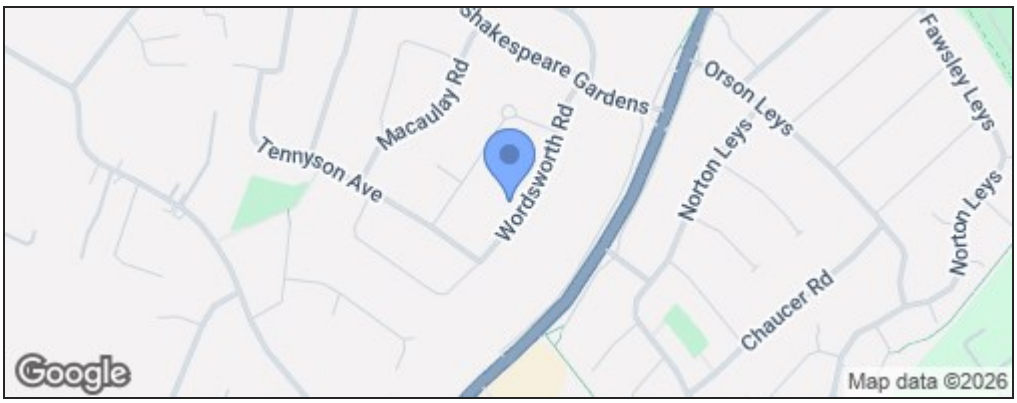

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