

**18 Macaulay Road  
Shakespeare Gardens  
RUGBY  
CV22 6HE**

**£310,000**



- **EXTENDED THREE BEDROOM**
- **STUDY**
- **GAS CENTRAL HEATING**
- **UTILITY**

- **REFITTED KITCHEN AND BATHROOM**
- **DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A beautifully presented extended three bedroom semi detached property, located in the ever popular Shakespeare Gardens. In brief the accommodation comprises; entrance hall, study, extended lounge/dining room, refitted kitchen/breakfast room, utility room, three bedrooms and a refitted family bathroom. Externally there is off road parking for two vehicles to the front and an enclosed rear garden to the rear. This property additionally benefits from upvc double glazing and gas radiator central heating. Early viewing is highly recommended.

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 front entrance door into:

#### **Entrance Hall**

Stairs rising to first floor. Doors off to study, kitchen/breakfast room, and lounge diner.

#### **Refitted Kitchen/Breakfast Room**

16'4" max x 8'9" max (4.98m max x 2.67m max)

Fitted with a range of base and eye level units with coordinating work surface space. Sink and drainer with mixer tap over. Tiled splashbacks. Built in cooker. Integrated fridge & freezer. Space and plumbing for a washing machine, dishwasher. Radiator. Window to front aspect. LVT flooring. Window to side aspect. Door to side.

#### **Lounge / Dining Room**

20'8" max x 12'7" max (6.30m max x 3.84m max)

Patio doors opening to rear garden. Window to side. LVT flooring. Radiator. Wood burning stove.

#### **Lounge Area**

10'6" x 10'0" (3.21m x 3.06)

Bi-Fold door to rear. Window to side Lantern window. LVT flooring.

#### **Study**

Double glazed window to front aspect. Radiator. Gas meter, electricity meter and fuse box.

#### **Utility**

Space for tumble dryer. LVT flooring.

#### **First Floor Landing**

Access to loft space. Airing cupboard housing boiler. Doors off to bedrooms and bathroom.

#### **Bedroom One**

12'11" x 9'1" (3.96m x 2.77m )

Window to front aspect. Radiator.

#### **Bedroom Two**

11'1" x 8'11" (3.38m x 2.74 )

Window to rear aspect. Radiator.

#### **Bedroom Three**

10'11" x 6'2" (3.35m x 1.88m)

Window to side aspect. Radiator.

**Refitted Bathroom**

With suite to comprise; bath with electric shower over, pedestal wash hand basin, and low level w.c. Part tiled floors. Extractor fan. Laminate flooring.

**Front Garden**

Drieway providing off road parking for several vehicles.

**Rear Garden**

Mainly laid to lawn with patio area. Shrubs. Hardstanding for a shed. Timber fencing to boundaries. Pedestrian access to side.

**Agents Note**

Council Tax Band: C

Energy Efficiency Rating: D







GROUND FLOOR

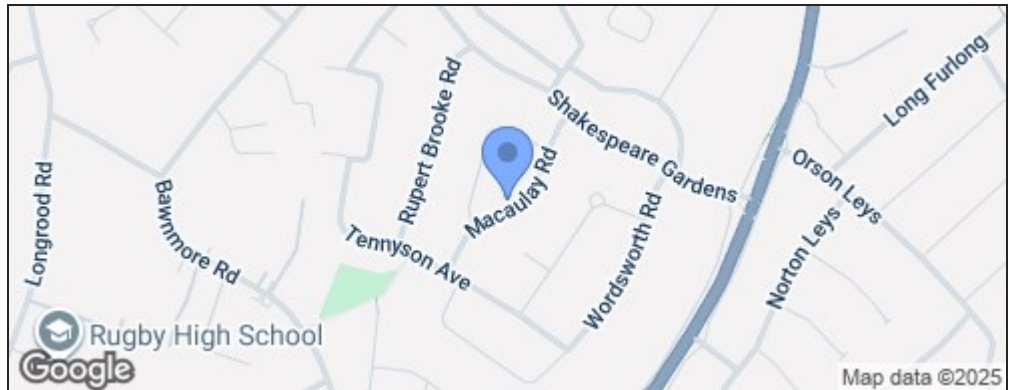


1ST FLOOR



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) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(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.