



Faraday Road, Rugby, CV22 5ND



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer for sale this semi detached property with no onward chain. The property is situated in the Southfields area of Hillmorton which is perfectly positioned within easy walking distance of some excellent local amenities as well as Rugby town centre. There is access to a regular bus service into Rugby town centre and M1/M6 motorway links are just a ten minute drive away. The property further benefits from being in the highly regarded Paddox and Ashlawn Academy school catchments.

This extended semi-detached offers spacious and versatile living space having previously been adapted for disabled living needs. Now in need of updating and refurbishment the property offers prospective buyers a fantastic opportunity to create their own family home in a sought after location. In brief the accommodation comprises: entrance hallway, good sized lounge with bay window, open plan kitchen/dining/living to the rear with access into the garden. To the first floor there are two exceptionally large bedrooms and a wet room. The property further benefits from upvc double glazing and gas central heating throughout.

Externally the rear garden is fully enclosed by timber fencing, mainly laid to lawn with paved patio area, green house and side door into the garage which can be accessed via the rear service lane. To the front of the property there is a block paved driveway.

Must be viewed to appreciate the potential. NO ONWARD CHAIN.

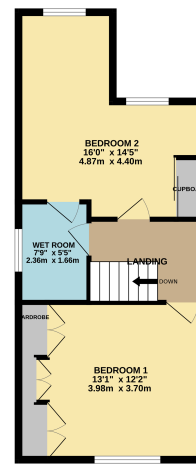
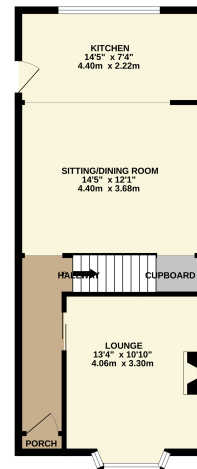


- EXTENDED SEMI DETACHED
- PADDOX/ASHLAWN ACADEMY CATCHMENT
- IN NEED OF SOME MODERNISATION
- TWO LARGE DOUBLE BEDROOMS
- SOUTHFIELDS AREA
- OPEN PLAN KITCHEN/DINING AREA
- WET ROOM
- GARAGE WITH REAR ACCESS
- DRIVEWAY FOR TWO CARS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- EPC - TBC



GROUND FLOOR
507 sq/ft (47.1 sq.m) approx.

1ST FLOOR
449 sq/ft (41.7 sq.m) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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