



Stanford Way  
RUGBY  
£310,000

Osborne  
Sargent

A well presented and modern 3 bed semi-detached property situated in Cawston area of Rugby. Great local amenities, Built by William Davis Homes, Lounge, WC, kitchen/diner with built in appliances, 3 well proportioned bedrooms, En-suite and family bathroom. Drive, single garage and enclosed rear garden. Viewing advised.





# 22 Stanford Way, Cawston, RUGBY, Warwickshire CV22 7ZR

A well presented and modern 3 bed semi-detached property built by William Davis Homes situated in the ever popular Cawston area, close to a great range of local amenities and schooling for all ages. Bilton village, Rugby town centre, Rugby train station and the motorway network are all a short drive away. Accommodation in brief comprises: Hall, WC, Lounge, kitchen/diner with built in appliances, landing, 3 well proportioned bedrooms, en-suite to main bed and family bathroom. Other benefits include gas rad heating, PVCu double glazing, enclosed rear garden, drive providing off road parking and single garage. Viewing recommended.

## Hall

2.14m x 4.93m (7' 0" x 16' 2") Entrance door, under stairs storage cupboard housing superfast broadband connection, radiator, ceramic tiled flooring, dado rail, coving to ceiling, stairs, doors to:

## WC

0.86m x 1.45m (2' 10" x 4' 9") PVCu double glazed window to front, fitted with wash hand basin, low-level WC and extractor fan, tiled splashback, radiator and ceramic tiled flooring.

## Lounge

3.24m x 4.93m (10' 8" x 16' 2") PVCu double glazed window to front, radiator, telephone point, TV point.

## Kitchen/diner

3.08m x 5.45m (10' 1" x 17' 11") Fitted with a matching range of base and eye level units with Cherry wooden worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, built-in fridge/freezer and washer/dryer, plumbing for dishwasher, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, built in wine cooler, PVCu double glazed window to rear, double radiator, ceramic tiled flooring, PVCu double glazed double doors to garden.

## Landing

2.04m x 2.62m (6' 8" x 8' 7") Dado rail, access to loft, doors to:

## Main bedroom

2.91m x 3.84m (9' 7" x 12' 7") PVCu double glazed window to front, built in double wardrobe, radiator, door to:

## En-suite

0.99m x 2.87m (3' 3" x 9' 5") Fitted with three-piece suite comprising wash hand basin with tiled splash back, tiled shower enclosure and low-level WC, heated towel rail and extractor fan.

## Bedroom 2

2.96m x 3.14m (9' 9" x 10' 4") PVCu double glazed window to rear, radiator.

## Bedroom 3

2.49m x 2.59m (8' 2" x 8' 6") PVCu double glazed window to front, radiator.

## Bathroom

1.84m x 2.41m (6' 0" x 7' 11") Fitted with three-piece suite comprising bath with hand shower attachment over and folding glass screen, wash hand basin and low-level WC, part ceramic tiled walls, heated towel rail, extractor fan, shaver point, PVCu obscure double glazed window to rear, ceramic tiled flooring and recessed ceiling spotlights.

## Outside

Front garden with well stocked borders and paved path leading to front door. Tarmac drive providing off road parking for 2 vehicles and access to the detached single brick built garage with a pitched tiled roof and up and over vehicular access door. Landscaped rear garden mainly laid to lawn with paved patio and hardstanding for shed.

## Viewings

Strictly by prior appointment through Osborne Sargent.

## Our Services

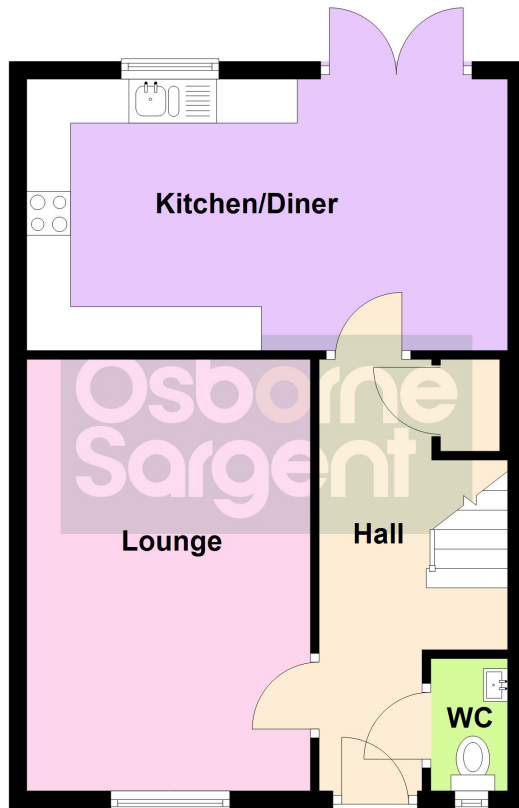
As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.



Tel: 07973 576554

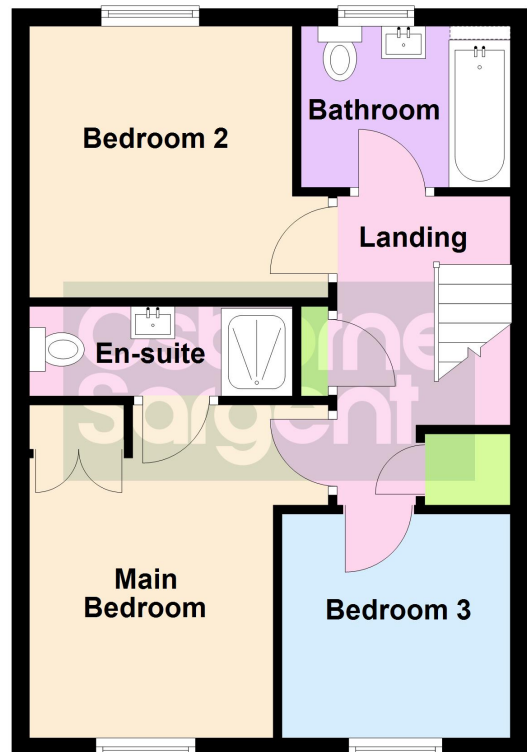
## Ground Floor

Approx. 44.4 sq. metres



## First Floor

Approx. 44.4 sq. metres



Total area: approx. 88.9 sq. metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC







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