



## 2 MACAULAY ROAD

SHAKESPEARE GARDENS  
RUGBY  
WARWICKSHIRE  
CV22 6HE

**£225,000 Freehold**



## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached bungalow set on a corner plot in the popular residential location of Shakespeare Gardens, Rugby. The bungalow is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, Co-Op express store, hot food take away outlets and has excellent local schooling for all ages.

There is a regular bus service to Rugby town centre and easy access to the M1, M6, A5 and A14 road and motorway networks. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

In brief, the accommodation comprises of an entrance hall with a storage cupboard and doors off to the lounge with a bay window and feature fireplace. The fitted kitchen has a door through to the full width conservatory. There is a master bedroom with fitted furniture and a further bedroom, currently used as a dining room. The fully tiled family shower room is fitted with a three piece white suite to include a corner shower cubicle, vanity unit with inset wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators and Upvc double glazing.

Externally, there is a mature fore garden which overlooks the green and a driveway providing off road parking and leading to the detached garage. There is an enclosed low maintenance rear garden which is predominantly slabbed with raised borders and stoned areas and there is pedestrian access to the frontage.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 78 m<sup>2</sup> (839 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1100 pcm approx.

What3Words: //forces.loaded.food

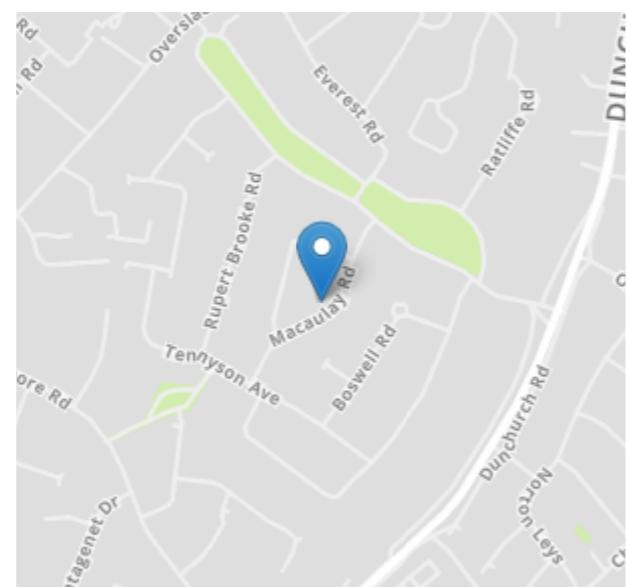
## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

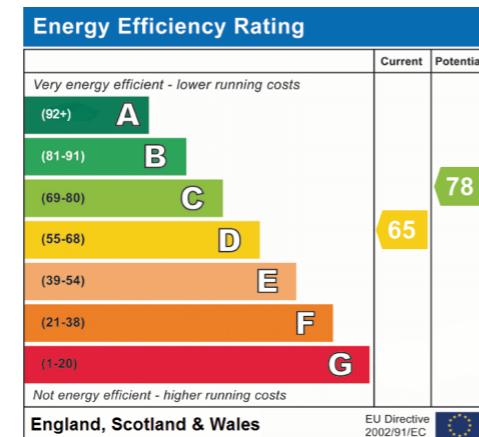
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- A Two Bedroom Semi Detached Bungalow
- Set on a Corner Plot in Popular Residential Location
- Lounge with Bay Window and Feature Fireplace
- Fitted Kitchen with Door to Full Width Conservatory
- Family Shower Room with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended



## ENERGY PERFORMANCE CERTIFICATE



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

12' 1" maximum x 6' 1" maximum (3.68m maximum x 1.85m maximum)

#### Lounge

14' 0" into bay window x 11' 10" (4.27m into bay window x 3.61m)

#### Kitchen

9' 4" maximum x 8' 6" maximum (2.84m maximum x 2.59m maximum)

### Conservatory

21' 11" x 8' 5" (6.68m x 2.57m)

### Bedroom One

12' 2" x 11' 5" (3.71m x 3.48m)

### Bedroom Two

10' 8" x 8' 4" (3.25m x 2.54m)

### Family Shower Room

6' 11" maximum x 6' 0" maximum (2.11m maximum x 1.83m maximum)

### Externally

### Garage

## FLOOR PLAN

### Ground Floor



### IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.