



Churchill Road, Rugby, CV22 6BT



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer for sale this semi detached converted bungalow. The property occupies an enviable corner position in Churchill Road which is within comfortable walking distance of Rugby town centre and all of its amenities. There is a regular bus service which stops on Dunchurch Road and access to M1/M6/A45 motorway networks are all within a 15 minute drive.

This spacious property was converted from a bungalow to allow for a first floor bedroom however, it could easily be converted back into a two bedroom bungalow if required. Currently the accommodation comprises: large entrance hallway, lovely lounge with large bay window and feature fireplace, a second reception room which with French doors leading into a conservatory (previously used as a bedroom). There's a double bedroom to the front aspect with built in wardrobes, good sized shower room and completing the ground floor is a well proportioned refitted kitchen with built in oven, hob and extractor. A door leads into a handy 'lean to' which would make a perfect utility room. To the first floor there is a double bedroom with built in wardrobes and small cloakroom/W.C. Internally the property further benefits from upvc double glazing and gas central heating with updated combination boiler.

Externally, beautifully maintained gardens surround the property on three sides with the added benefit of off road parking and a detached garage.

This converted bungalow must be viewed to appreciate it's spacious living accommodation. NO ONWARD CHAIN.

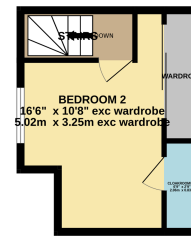
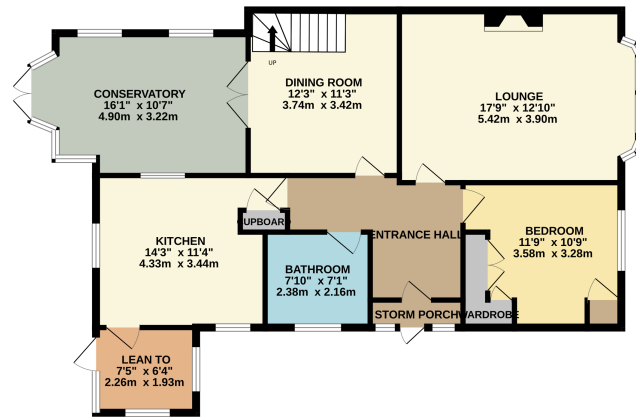


- CORNER PLOT
- CONVERTED BUNGALOW
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- REFITTED KITCHEN
- SOUTH FACING GARDEN
- GARAGE AND DRIVEWAY
- WALKING DISTANCE TO TOWN CENTRE
- CONSERVATORY
- EPC RATING - D
- NO ONWARD CHAIN



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.
Made with Metronix ©2024

01788 577 218
info@guild-house.com
guildhouseestateagents.co.uk

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.



GUILD HOUSE
 Estate Agents