



Farnborough Avenue
RUGBY
£290,000

Osborne
Sargent

A modern 5 bedroom Semi-Detached town house, ideal for an HMO, buy to let or family home, hall, WC, kitchen/living/dining room with built in appliances, upstairs lounge/bedroom, 2 beds with en suite and a family bathroom. PVCu double glazing and gas fired central heating. Enclosed rear garden, off road parking and a single garage.



39 Farnborough Avenue, RUGBY, Warwickshire CV22 7EL

A modern and well presented 5 bedroomed Semi-Detached house suitable for a family or perfect for an HMO/buy to let. Situated on the popular Pavilions estate this property is ideally located for Rugby town centre as well as many local amenities and schooling for all ages. For those wishing to travel it is a short drive to the motorway network and Rugby train station. Accommodation in brief comprises: Hall, WC, kitchen/living/dining room, 4/5 bedrooms, two with En-suite, upstairs lounge/bedroom and family bathroom. Other benefits include PVCu double glazing, gas rad heating, enclosed rear garden, off road parking and single garage. NO CHAIN.

Hall

1.00m x 3.29m (3' 3" x 10' 10") Double glazed entrance door, radiator, telephone point, stairs, doors to:

WC

0.99m x 1.83m (3' 3" x 6' 0") PVCu frosted double glazed window to front, fitted with two-piece suite comprising pedestal wash hand basin and low-level WC, tiled splash back, radiator and vinyl flooring.

Kitchen/breakfast room

2.57m x 3.58m (8' 5" x 11' 9") Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1 & ½ bowl sink with single drainer, tiled splash backs, wall mounted gas radiator heating boiler, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, PVCu double glazed window to front, laminate flooring and open plan to:

Lounge/dining room

4.52m x 4.67m (14' 10" x 15' 4") PVCu double glazed window to rear, PVCu double glazed window to side, two radiators, telephone point, TV point, PVCu double glazed double doors to garden and built in under stairs storage cupboard.

Landing

2.01m x 3.35m (6' 7" x 11' 0") Radiator, stairs, doors to:

Bedroom 1

2.62m x 4.17m (8' 7" x 13' 8") PVCu double glazed window to front, radiator, telephone point, TV point, door to:

En-suite

1.56m x 2.00m (5' 1" x 6' 7") Tiled shower enclosure, pedestal wash hand basin with tiled splashback and low-level WC, extractor fan, PVCu frosted double glazed window to front, radiator, vinyl flooring.

Bedroom 3/lounge

3.66m x 4.68m (12' 0" x 15' 4") Two PVCu double glazed windows to rear, PVCu double glazed window to side, two radiators, telephone point, TV point.

Landing

2.05m x 3.25m (6' 9" x 10' 8") Radiator, smoke detector, access to loft, airing cupboard, doors to:

Bedroom 2

2.57m x 3.57m (8' 5" x 11' 9") PVCu double glazed window to rear, radiator, TV point, door to:

En-suite

1.2m x 2.58m (3' 11" x 8' 6") PVCu frosted double glazed window to side aspect, tiled Shower enclosure, pedestal wash hand basin with tiled splash back and low-level WC, extractor fan, radiator, vinyl flooring.

Bedroom 4

2.59m x 2.98m (8' 6" x 9' 9") PVCu double glazed window to front, radiator.

Bedroom 5

2.06m x 2.58m (6' 9" x 8' 6") PVCu double glazed window to rear, radiator.

Bathroom

1.71m x 2.02m (5' 7" x 6' 8") Fitted with three-piece suite comprising panelled bath with shower over, shower curtain and curtain rail, pedestal wash hand basin with tiled splash back and low-level WC, PVCu frosted double glazed window to front, radiator and vinyl flooring.

Outside

Low maintenance front garden and tarmac parking space for 1 vehicle. Enclosed stepped rear garden mainly laid to lawn with a paved patio. Brick built single garage 2.61m x 5.41m (8' 7" x 17' 9") with up and over access door (in block of 3 below coach house to right of property) and a further space to rear of property via separate access.

Viewing

Strictly by prior appointment through Osborne Sargent.

Our services

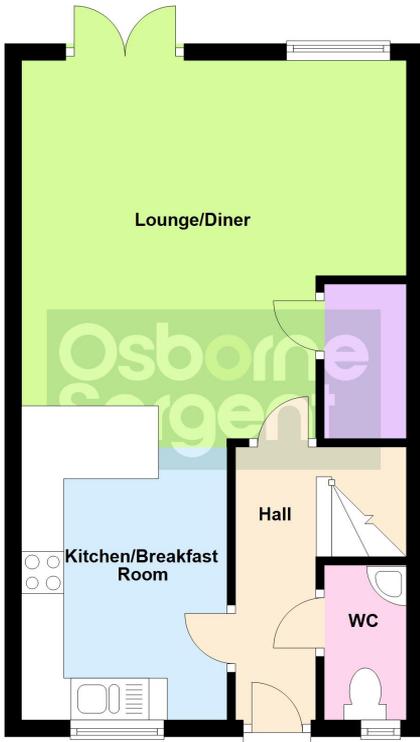
As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.



Tel: 07973 576554

Ground Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



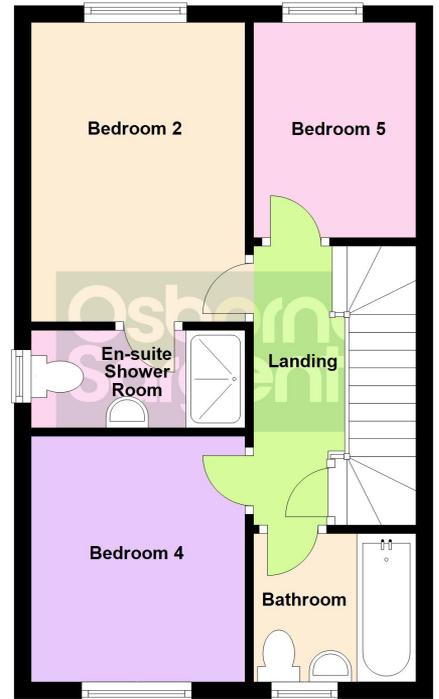
First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



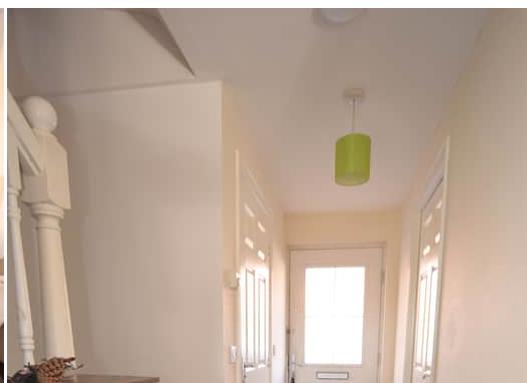
Second Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 107.5 sq. metres (1157.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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