



Willow Tree Gardens, School Street, Rugby, CV21 4BW



GUILD HOUSE
Estate Agents



Guild House Estate Agents are pleased to offer for sale this freehold bungalow located in Willow Tree Gardens just off School Street in the popular Lower Hillmorton area of Rugby. This quiet residential development is for the over 55's only. There are excellent amenities within walking distance and School Street is served by a regular bus route into Rugby town centre.

This two bedroom bungalow is deceptively spacious providing just under 1000sq ft of well maintained living accommodation to comprise: entrance porch, generously proportioned through lounge/dining room, modern fitted kitchen with built in oven, gas hob and chimney extractor. There are two large double bedrooms both having a comprehensive range of built in wardrobes and each benefiting from an ensuite shower room. Completing this fantastic property is a conservatory which opens up onto a small courtyard garden. The property further benefits from gas central heating and upvc double glazing throughout.

Externally residents can enjoy a central communal garden and the convenience of on-site bay parking for both residents and visitors.

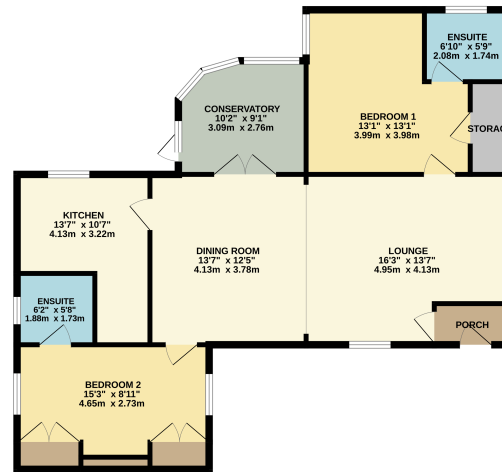
NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.



- OVER 55'S DEVELOPMENT
- FREEHOLD BUNGALOW
- TWO LARGE DOUBLE BEDROOMS
- TWO EN SUITES
- MODERN KITCHEN
- LARGE THROUGH LOUNGE/DINER
- CONSERVATORY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SMALL COURTYARD GARDEN
- NO ONWARD CHAIN



GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan and measurements, all dimensions are approximate and should not be relied upon. Measurements are taken to the best of our ability and are subject to change. The floor plan and photographs are for general information only and do not constitute an offer of any property. The floor plan and photographs are for general information only and do not constitute an offer of any property.

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