



Lytham Road
RUGBY
Offers Over £220,000

Osborne
Sargent

An extended 3 bedroomed Semi-Detached house in need of full refurbishment and with scope to extend further with planning approval. Good sized garden, driveway and single garage. Offered with NO CHAIN



14 Lytham Road, RUGBY, Warwickshire CV22 7PA

An extended 3 bedroomed Semi-Detached house situated on a good sized plot in need of full refurbishment. Located in a popular part of Rugby, close to good local amenities and schooling for all ages. The property also has the potential for further extension with the appropriate planning approval. Accommodation in brief comprises: Hall, WC, lounge/diner, garden room, kitchen/breakfast, landing, 3 beds and a family bathroom. Other benefits include recently replaced gas combi boiler, off road parking, single garage and enclosed rear garden. NO CHAIN.

Porch

1' 1" x 5' 5" (0.33m x 1.65m) Timber, single opaque glazed front door, two single, opaque glazed windows to front, metal obscure double glazed sliding door to:

Hall

5' 11" max x 13' 0" (1.80m x 3.96m) Under stairs storage cupboard, radiator, telephone point, stairs, double door to Kitchen/Breakfast Room, doors to:

WC

2' 5" x 4' 0" (0.74m x 1.22m) PVCu obscure double glazed window to side, fitted with two piece suite comprising wash hand basin and low-level WC, vinyl flooring.

Kitchen/breakfast room

6' 3" w to 6' 9" x 14' 8" (1.91m x 4.47m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, gas cooker point, two PVCu double glazed box windows to side, radiator, ceramic tiled flooring.

Lounge/diner

10' 8" w to 10' 11" x 23' 4" (3.25m x 7.11m) Aluminium double glazed bow window to front, two single glazed windows to garden room, obscure glazed serving hatch to kitchen/breakfast room, feature coal effect gas fireplace, chimney breast, two radiators, glazed door to:

Garden room

5' 11" x 9' 8" (1.80m x 2.95m) Ceramic tiled flooring, PVCu double glazed sliding patio door to garden.

Landing

5' 11" x 7' 11" (1.80m x 2.41m) Aluminium double glazed window to side, access to loft, doors to:

Main bedroom

9' 2" plus robes x 10' 11" plus bay (2.79m x 3.33m) Aluminium double glazed bow window to front, chimney breast, fitted wardrobes and radiator.

Bedroom 2

8' 11" x 11' 11" (2.72m x 3.63m) Aluminium double glazed window to rear, chimney breast, fitted wardrobes, recently replaced gas condensing combi boiler and radiator.

Bedroom 3

6' 3" x 8' 4" (1.91m x 2.54m) Aluminium double glazed window to rear, fitted wardrobe and radiator.

Bathroom

5' 11" x 6' 1" (1.80m x 1.85m) Fitted with coloured three-piece suite comprising bath with hand shower attachment over, pedestal wash hand basin and low flush WC, part ceramic tiled walls, aluminium frosted obscure double glazed window to front, double radiator and vinyl flooring.

Outside

Enclosed front garden mainly laid to lawn with mature stocked borders, metal double opening gates giving access to block paved drive providing off road parking for at least 2 vehicles and access to the detached single garage. Enclosed rear garden mainly laid to lawn with mature stocked borders, veg plot, hard standing for greenhouse and concrete patio area. The concrete sectional single garage has a metal up and over vehicular access door, 3 single glazed windows to side and a pedestrian door to garden.

Viewing

Strictly by prior appointment through Osborne Sargent.

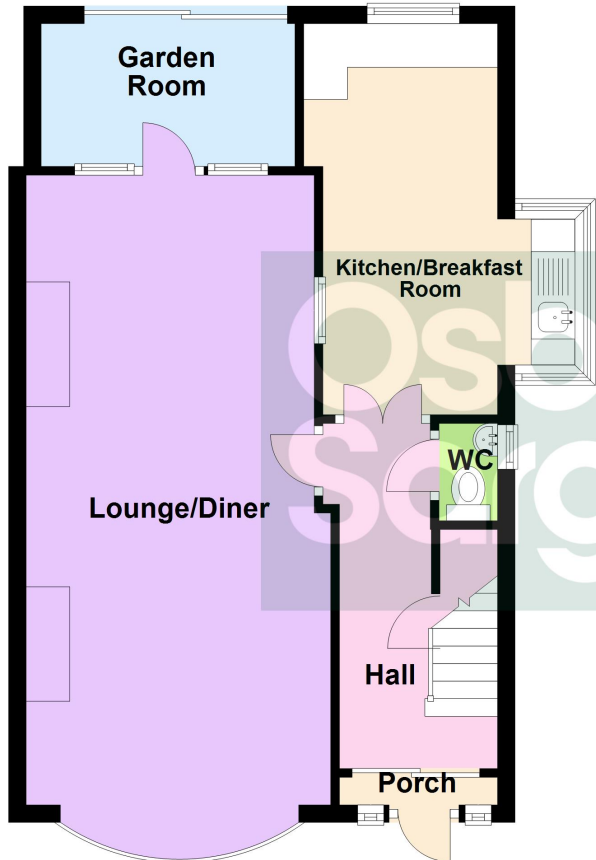
Our services

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.

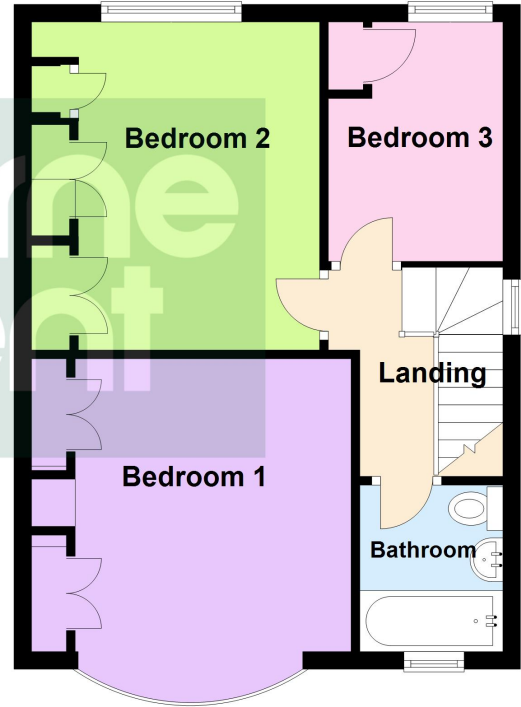


Tel: 07973 576554

Ground Floor



First Floor



Total area: approx. 89.1 sq. metres (959.3 sq. feet)

Floor plans are for illustration only and should only be used as a guide.
Plan produced using PlanUp.





The particulars are not nor should they be taken to be part of any contract, offer, or legally binding arrangement by or on the behalf of either the vendor or ourselves, Jackson Rose, as their agents. We exercise, as far as possible, a professional duty of care towards any prospective purchaser or new customer. However, we must point out our client is the vendor or lessor of the property and we are acting on their behalf. It is always open to any prospective purchaser or customer to retain the services of their own agent or surveyor to provide advice and information, or to negotiate on their behalf.

