



Addison Road
RUGBY
£295,000

Osborne
Sargent

A re-furbished and extended 3 bed Semi-detached property, new PVCu D/G & doors, gas rad heating, kitchen/diner with built in appliances, lounge, re-fitted bathroom, drive, single garage, enclosed rear garden, popular area, Offered with NO CHAIN, early inspection is recommended to avoid disappointment.



67 Addison Road, RUGBY, Warwickshire CV22 7DA

A re-furbished and extended 3 bed Semi-detached property located in this ever popular area. Close to a fantastic range of local amenities and schooling for all ages, Rugby town centre, Rugby train station, Retails parks and countryside walks are all a short drive away. Accommodation in brief comprises: Hall, lounge, kitchen/diner with built in appliances, 3 upstairs bedrooms and a family bathroom. Other benefits include outside WC & store, brand new PVCu double glazed windows and doors, recently fitted gas boiler, new flooring, driveway, single garage with electric door and enclosed rear garden. Offered with NO CHAIN early inspection is recommended to avoid disappointment.

Hall

1.68m x 4.43m (5' 6" x 14' 6") Under-stairs storage cupboard, radiator, stairs, doors to:

Lounge

3.46m x 3.95m (11' 4" x 13' 0") PVCu double glazed window to front, radiator.

Kitchen/diner

5.29m max x 4.63m max (17' 4" x 15' 2") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap and tiled splashbacks, built-in fridge and freezer, plumbing for washing machine, built-in electric fan assisted double oven, built-in four ring ceramic hob with pull out extractor hood over, PVCu double glazed window to rear, chimney breast, built in storage cupboard, radiator, double radiator, vinyl flooring to kitchen side, PVCu double glazed sliding patio doors to garden, PVCu double glazed door to side.

Landing

1.74m x 2.74m (5' 9" x 9' 0") PVCu double glazed window to side, access to loft, built in storage cupboard housing recently replaced wall mounted gas combination boiler, doors to:

Main bedroom

3.44m x 4.04m (11' 3" x 13' 3") PVCu double glazed window to front, double radiator.

Bedroom 2

3.39m max x 3.43m max (11' 1" x 11' 3") PVCu double glazed window to rear, radiator.

Bedroom 3

1.74m x 2.67m (5' 9" x 8' 9") PVCu double glazed window to front, radiator.

Bathroom

1.67m x 1.96m (5' 6" x 6' 5") Fitted with three-piece suite comprising deep panelled bath with access door and separate shower over and folding glass screen. Vanity wash hand basin with cupboards under and WC with hidden cistern, ceramic tiling to all walls, heated towel rail, extractor fan, mirrored cabinet, ceramic tiled flooring, panelled ceiling and recessed ceiling spotlights.

Covered area

Could easily be made to be enclosed, Corrugated plastic roof, open to garden, doors to:

Outside WC

0.96m x 1.9m (3' 2" x 6' 3") Single glazed window to side, low-level WC, quarry tiled flooring.

Store

1.19m x 1.91m (3' 11" x 6' 3") Quarry tiled flooring, power point, potential to be utility room.

Garage

3.09m x 6.75m max (10' 2" x 22' 2") Two single glazed windows to side, electric roller door, power point(s).

Outside

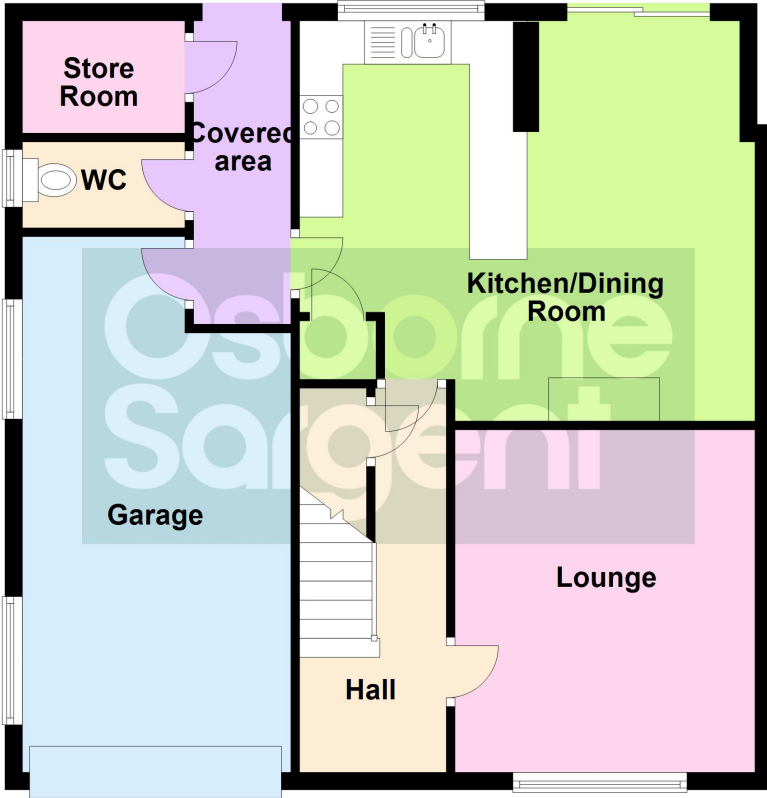
Low maintenance front garden with tarmac drive providing off road parking and access to the single garage. Pedestrian access to the left of the garage to the stepped, enclosed rear garden. Top part recently laid to lawn, paved and concrete lower level with stocked borders. Rear and left boundary fences just replaced.



Tel: 07973 576554

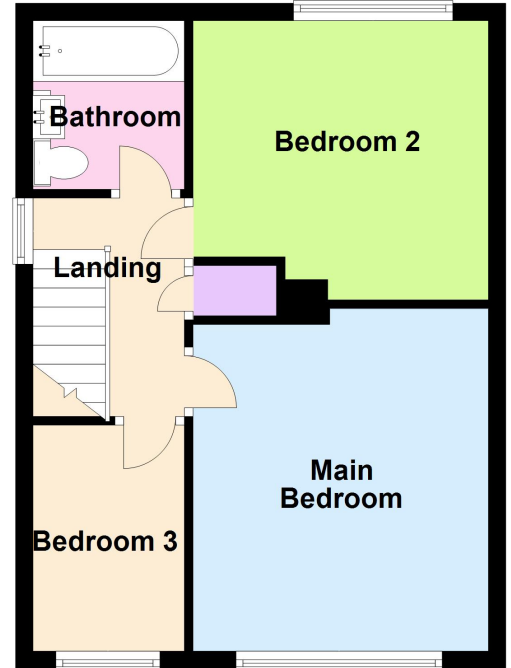
Ground Floor

Approx. 72.9 sq. metres



First Floor

Approx. 38.1 sq. metres



Total area: approx. 111.0 sq. metres

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





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