



Jenkins Road
RUGBY
£255,000

Osborne
Sargent

A well presented 3 bedroom Semi-Detached property located in a popular area. 2 receps, re-fitted kitchen, re-fitted bathroom, G/F/cloaks, and utility. PVCu double glazing, gas rad heating, enclosed rear garden and NO CHAIN.



24 Jenkins Road, RUGBY, Warwickshire CV21 4LP

A well presented 3 bedroomed Semi-Detached property located in this ever popular area. Hillmorton has an excellent range of local amenities including some outstanding schools, Rugby town centre, Rugby train station and the motorway network are all a short drive away. Accommodation in brief comprises: Hall, lounge, dining room, re-fitted kitchen, re-fitted utility room and WC to the ground floor. Upstairs are 3 well proportioned bedrooms and a re-fitted family bathroom. Other benefits include PVCu double glazing, gas rad heating and enclosed rear garden. Offered with NO chain this property would suit a family or buy to let landlord.

Hall

1.13m x 1.29m (3' 8" x 4' 3") PVCu double glazed window to side, radiator, stairs, door to:

Lounge

3.3m x 4.10m (10' 10" x 13' 5") PVCu double glazed window to front, chimney breast, TV point, double radiator, open plan to:

Dining Room

2.87m x 3.51m (9' 5" x 11' 6") PVCu double glazed window to rear, radiator, door to:

Kitchen

2.1m x 3.5m max (6' 11" x 11' 6") 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, built-in fridge and freezer, built-in electric fan assisted double oven, built-in four ring gas hob with pull out extractor hood over, PVCu double glazed window to rear, built in storage cupboard, radiator, vinyl flooring, open plan to:

Utility room

1.91m x 0.86m x 3.6m (6' 3" x 11' 10") Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine and dishwasher, PVCu frosted double glazed window to side, radiator, vinyl flooring, wall mounted gas radiator heating boiler, PVCu double glazed frosted door to garden, built in under stairs storage cupboard and door to front.

WC

0.89m x 1.48m (2' 11" x 4' 10") PVCu frosted double glazed window to side, fitted with two-piece suite comprising, wash hand basin and low-level WC, tiled splashback and vinyl flooring.

Landing

1.58m max x 2.11m (5' 2" x 6' 11") Built in storage cupboard, access to loft, doors to:

Main bedroom

4.10m x 3.31m (13' 5" x 10' 10") Two PVCu double glazed windows to front, double radiator, built in storage cupboard/wardrobe.

Bedroom 2

2.89m x 3.5m (9' 6" x 11' 6") PVCu double glazed window to rear, radiator.

Bedroom 3

1.95m x 3.66m (6' 5" x 12' 0") PVCu double glazed window to side, radiator.

Bathroom

1.66m x 2.11m (5' 5" x 6' 11") Re-fitted with three-piece suite comprising deep panelled bath with separate electric shower over and folding glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, extractor fan, PVCu frosted double glazed window to rear, radiator and vinyl flooring.

Outside

Enclosed front garden mainly laid to lawn, pedestrian path to right hand side providing access to enclosed rear garden. Mainly laid to lawn with mature stocked borders and paved patio, hardstanding for shed and greenhouse.

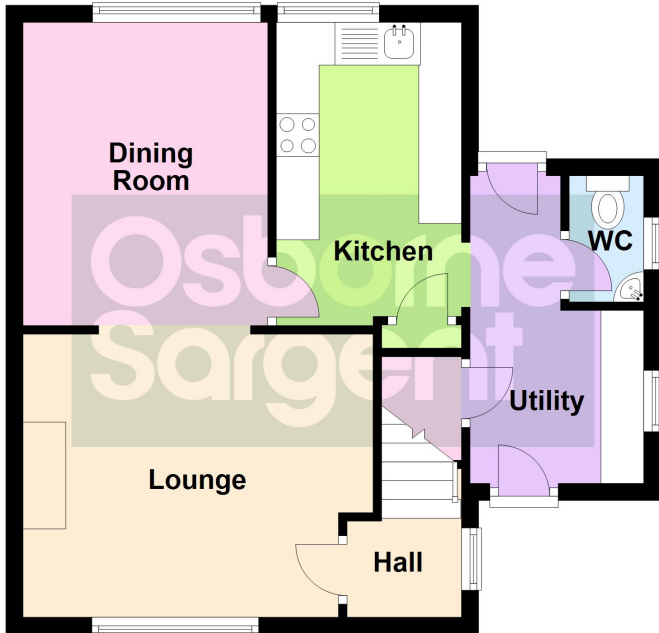
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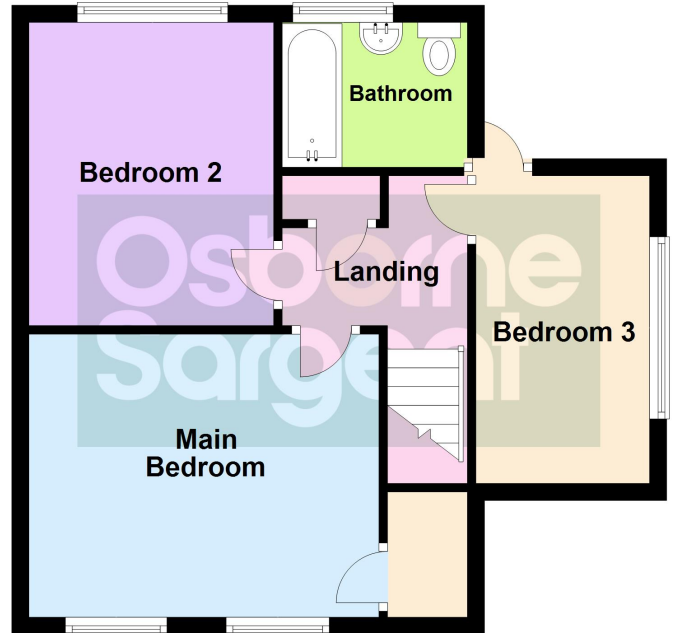


Tel: 07973 576554

Ground Floor
Approx. 43.4 sq. metres



First Floor
Approx. 43.4 sq. metres



Total area: approx. 86.8 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(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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