

Addison Road

RUGBY

£300,000

Osborne
Sargent

A well presented & recently modernised 3 bedroomed Semi-detached property situated in a popular location. Re-fitted kitchen/diner with built in appliances and quartz woktops, re-fitted bathroom. Drive, single garage and enclosed rear garden. Must be viewed.

71 Addison Road, RUGBY, Warwickshire CV22 7DA

A well presented and recently modernised 3 bedroomed Semi-Detached property situated in this popular location. Bilton provides excellent local amenities and schooling for all ages and is a short drive to Rugby town centre, Rugby train station and the motorway network. Accommodation in brief comprises: Hall, lounge with wood burner, recently re-fitted kitchen/diner with built in appliances and quartz worktops. Upstairs are 3 bedrooms and a re-fitted bathroom with shower over bath. Other benefits include gas fired radiator heating, replaced PVCU double glazing, Amtico flooring, drive, single garage with electric door and enclosed rear garden. Early inspection is recommended to fully appreciate all that this fantastic property has to offer.

Hall

1.69m x 5.27m (5' 7" x 17' 3") Entrance door, PVCu double glazed window to front, built in under stairs storage, radiator, Amtico LVT flooring, recessed ceiling spotlights, smoke detector, stairs, doors to:

Lounge

3.43m x 4.04m (11' 3" x 13' 3") PVCu double glazed window to front, feature fireplace with wood burner, double radiator, TV point, cable points and CO detector.

Kitchen/diner

5.28m x 3.16m w to 3.29m (17' 4" x 10' 4" w to 10'10") Just re-fitted with a matching range of base and eye level units with quartz worktops over, 1+1/2 bowl sink with single drainer and mixer tap, glass splash backs, built-in full height larder fridge, built in full height freezer, fitted dishwasher, plumbing for washing machine, space for tumble dryer, built-in electric fan assisted double oven, built-in induction hob with extractor hood over, three PVCu double glazed windows to rear, built in under stairs storage cupboard, double radiator, Amtico LVT flooring, recessed ceiling spotlights and smoke detector. PVCu double glazed door to side, PVCu double glazed double doors to garden.

Landing

1.72m x 2.64m (5' 8" x 8' 8") PVCu frosted double glazed window to side, smoke detector, cupboard housing gas combination boiler and slatted shelving, access to loft, doors to:

Main bedroom

3.45m x 4.00m (11' 4" x 13' 1") PVCu double glazed window to front, built in L-shaped mirrored wardrobes, double radiator, TV point.

Bedroom 2

3.46m x 3.46m (11' 4" x 11' 4") PVCu double glazed window to rear, radiator.

Bedroom 3

1.73m x 2.8m (5' 8" x 9' 2") PVCu double glazed window to front, radiator.

Bathroom

1.69m x 1.94m (5' 7" x 6' 4") Recently re-fitted with three-piece suite with comprising panelled bath with separate shower over and folding glass screen, vanity wash hand basin with storage under, low level WC, part ceramic tiled walls, heated towel rail, extractor fan, mirrored cabinet with shaver point and light, PVCu frosted double glazed window to rear, Amtico LVT flooring and recessed ceiling spotlights.

Outside

Stoned drive for off road parking, further drive to left of property providing further off road parking and access to single detached garage. Enclosed, stepped rear garden with stocked borders and lawned area, paved patios and enclosed storage.

Garage

2.41m x 4.57m (7' 11" x 15' 0") Detached brick built single garage with remote control electric roller shutter door, PVCu double glazed window to rear

Viewing

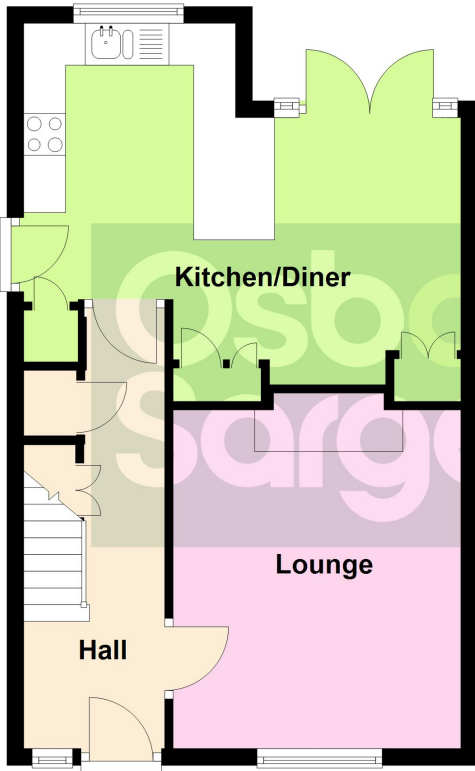
Strictly by prior appointment through Osborne Sargent.

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.

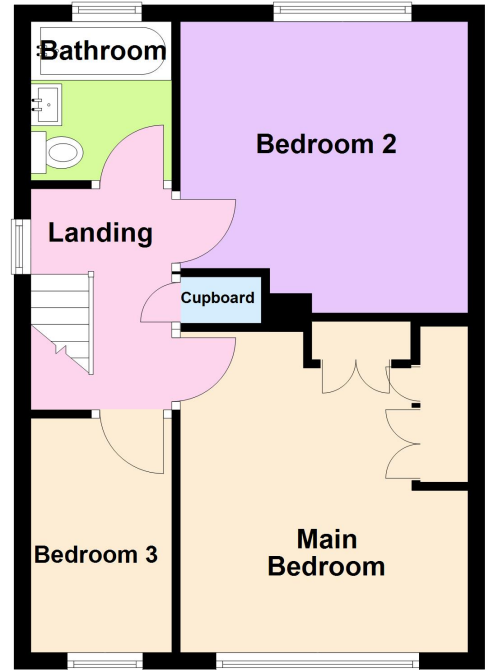
Ground Floor

Approx. 53.2 sq. metres



First Floor

Approx. 39.4 sq. metres



Total area: approx. 92.6 sq. metres

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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	

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.

