



Townsend Road, Rugby, CV21 3SB



GUILD HOUSE
Estate Agents



Guild House estate agents are pleased to offer for sale this extended five bedroom semi detached property situated in a popular residential area on the edge of Hillmorton. Located just a short distance from local amenities and within easy walking distance of well regarded schooling.

The property has been extended by the current owner but still offers prospective buyers huge potential to extend further still. In brief the accommodation to the ground floor comprises: entrance hallway, spacious lounge with feature open fireplace and wood burning stove, refitted kitchen/diner with french doors onto the garden. The kitchen is fitted with contemporary cream 'slab front' units incorporating integrated fridge, dishwasher, gas hob, extractor and side by side built in ovens. Completing the ground floor is a cloakroom/w.c. and utility area with personal door into the integral garage.

To the first floor there are three well proportioned double bedrooms one boasting an en suite shower room, two further single bedrooms and a fabulous refitted family bathroom. The property further benefits from upvc double glazing and gas central heating throughout.

Externally there is a good sized fully enclosed rear garden which is mainly laid to lawn. To the front of the property there is access to the integral garage and a driveway providing off road parking for two cars.

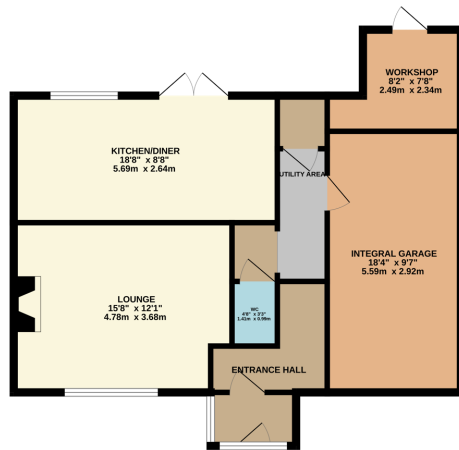
EARLY VIEWING STRONGLY RECOMMENDED.
No Onward Chain.



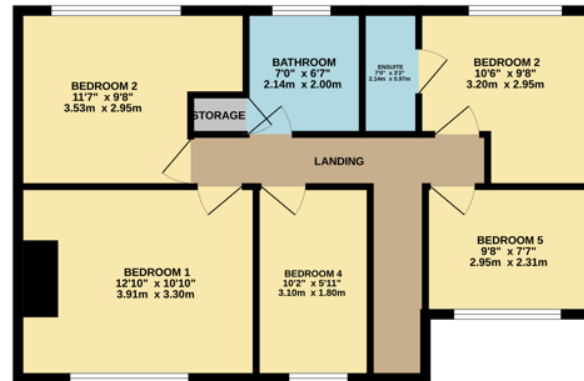
- EXTENDED SEMI DETACHED
- FIVE BEDROOMS
- REFITTED KITCHEN/DINER
- REFITTED BATHROOM & ENSUITE
- SPACIOUS LOUNGE
- CLOSE TO EXCELLENT AMENITIES AND SCHOOLING
- GOOD SIZED GARDEN
- GARAGE/WORKSHOP
- EPC RATING - C
- GAS CENTRAL HEATING
- UTILITY AREA AND W.C
- NO ONWARD CHAIN



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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