



Wentworth Road, Rugby, CV22 6BQ



GUILD HOUSE
Estate Agents

Wentworth Road | | CV22 6BQ

Guide Price £240,000



Guild House estate agents are pleased to offer for sale this well presented and extended semi detached property. Situated in a popular residential area and within walking distance of local shops and schooling. The property is ideally located for easy access into Rugby town centre and Rugby train station where there is a regular 53 minute service into London Euston. All major motorway network links are within a 15 minute drive.

The property has been much improved and updated by the current owners and is presented to an excellent standard throughout. In brief the accommodation comprises: entrance hallway, spacious lounge opening into the kitchen/diner. The kitchen has been refitted with a range of contemporary high gloss units, incorporating integrated fridge/freezer, dishwasher, under counter freezer, built in double oven, induction hob and extractor. Perfectly complimented by oak effect work surfaces. Leading off from the kitchen is a handy w.c and utility room. Completing the ground floor is a second reception room with French doors onto the patio area, currently used as a bedroom but would lend itself well to being used as a home office or playroom.

To the first floor are two well proportioned double bedrooms and a larger than average third bedroom. A refitted family bathroom completes the first floor of this great family home. The property further benefits from a updated gas combination boiler and upvc double glazing throughout.

Externally the large enclosed rear garden is mainly laid to lawn with paved patio area and further seating area. To the side of the property there is a good sized brick storage shed and secure gated access to the front of the property where there is a block paved driveway providing ample off road parking.

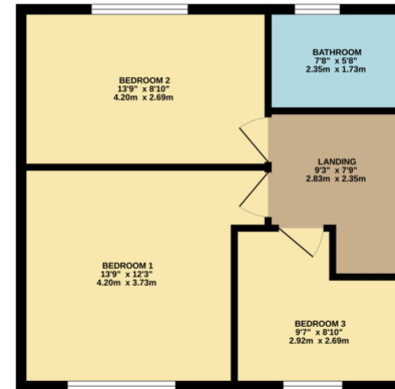
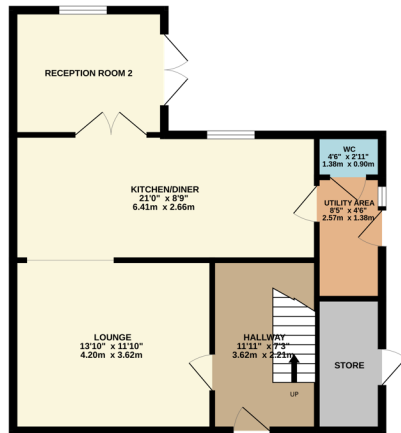


- EXTENDED SEMI DETACHED
- THREE GENEROUS BEDROOMS
- REFITTED KITCHEN/DINER
- RE FITTED BATHROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- SPACIOUS LOUNGE
- 2ND RECEPTION ROOM
- UTILITY AND W.C
- LARGE REAR GARDEN
- CLOSE PROXIMITY TO EXCELLENT AMENITIES
- WELL MAINTAINED THROUGHOUT
- EPC RATING - TBC



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



01788 577 218
info@guild-house.com
guildhouseestateagents.co.uk

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.



GUILD HOUSE
Estate Agents