



EDWARD KNIGHT
ESTATE AGENTS

36 CHAUCER ROAD, RUGBY, CV22 5RP

ASKING PRICE OF £230,000





SUMMARY

A beautifully presented two bedroom semi detached bungalow situated on the popular Hillside estate with convenient walking to good local amenities. The property benefits from a lovely large open plan kitchen/diner with Karndean flooring and built in appliances. Two good sized bedrooms. Refurbished walk in shower room and lounge with multi fuel burner. New block paved driveway provides off road parking and leads to a garage.

LOCATION

Situated in the heart of the desirable, Hillside area with local shops (newsagent, hairdresser & carpet shop) nearby, along with the Sainsburys Superstore being a 5 minute walk. Hillside is served by a frequent bus service and is located on the South side of Rugby well placed for Dunchurch and Bilton.

ENTRANCE HALL

5' 8" x 4' 8" (1.73m x 1.42m)

Enter via uPVC obscure glazed door. Single panel radiator. Cupboard housing electric consumer unit. uPVC double glazed window to the side elevation. Wooden flooring. Door into:

LOUNGE

18' 8" x 11' 0" (5.69m x 3.35m)

Continuation of wooden flooring. Feature fire place with Multi Fuel burner inset into chimney breast with mantle and surround. uPVC double glazed window to the front elevation. TV point. Double panel radiator. Door into:

MIDDLE LOBBY

Doors to further accommodation. Loft access. Door into:

OPEN PLAN KITCHEN/DINER

21' 3" x 9' 9" (6.48m x 2.97m)



With a range of base and eye level units and roll top work surfaces. Built in 4 ring gas hob with extractor hood over. Built in oven. Built in sink with drainage board and mixer tap. Built in fridge. Built in dishwasher. Space and plumbing for the washing machine. Karndean flooring. Tiled splash backs. uPVC double glazed window to front elevation. uPVC double glazed door to the side elevation. Cupboard housing Vaillant boiler.

Dining area has another uPVC double glazed window to the side elevation. Radiator. Recessed spotlights. TV point.

SHOWER ROOM

Walk in shower with mixer rain effect shower head and hair shower attachment. Low flush wc and wash hand basin inset into vanity cupboard. uPVC double glazed obscure window to the side elevation. Tiled floor and walls. Extractor fan. Heated towel rail. Recessed spotlight.

BEDROOM ONE

11' 9" x 11' 0" (3.58m x 3.35m)

uPVC double glazed window to the rear elevation. Radiator. TV point.

BEDROOM TWO

9' 8" x 9' 0" (2.95m x 2.74m)

uPVC double glazed window to the rear elevation. Radiator. TV point.

REAR GARDEN

Mainly laid to lawn with Herbaceous borders. Patio area.

FRONT GARDEN

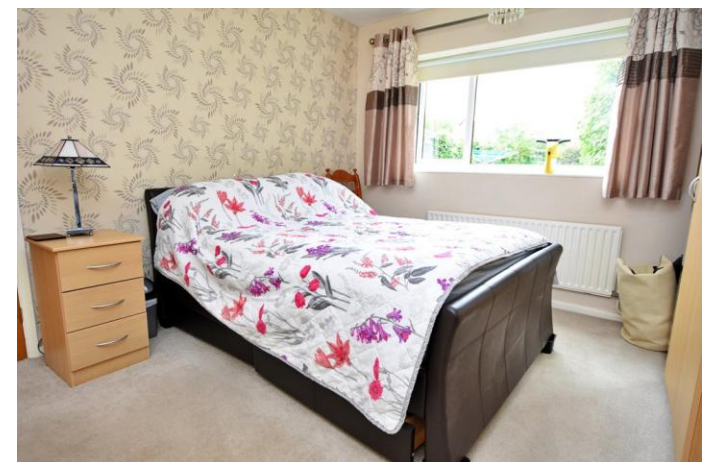
Lawned area and block paved driveway leading to gates and garage.



SINGLE GARAGE

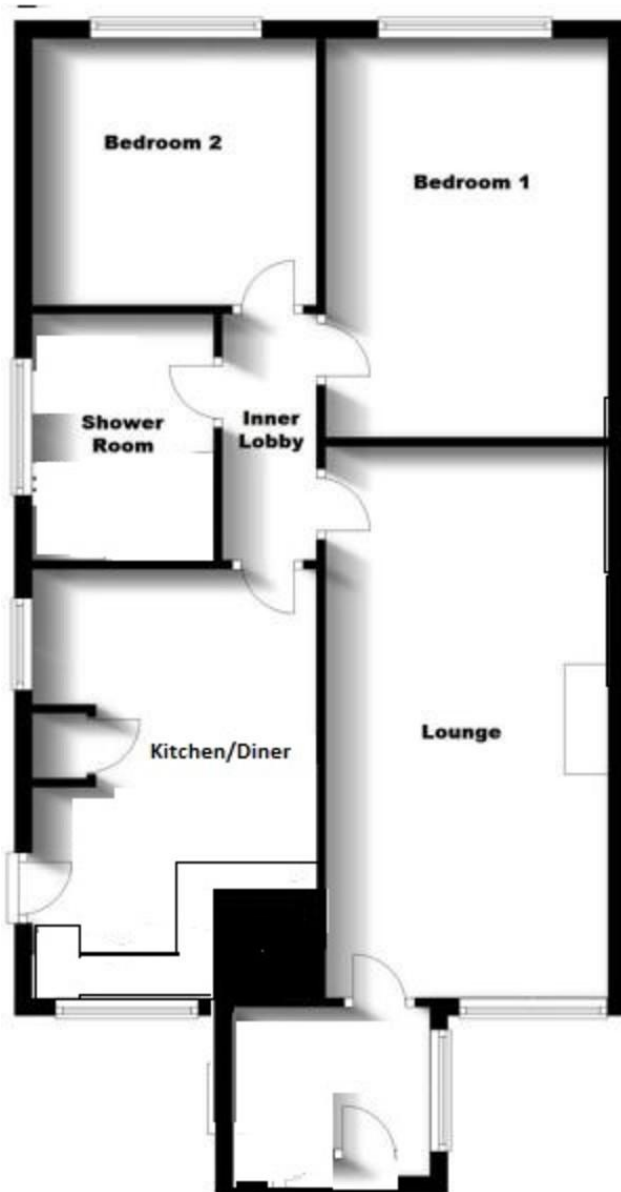
Detached with up and over door. light and power.







Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	84