



EDWARD KNIGHT
ESTATE AGENTS



- Link Detached
- Four Bedrooms
- Extended Kitchen
- Garage

26 Ambleside, RUGBY, Warwickshire, CV21 1JB

£250,000

A link Detached property on Ambleside with small rear extension and with a larger than average driveway at the front. Requiring some cosmetic updating the accommodation on offer comprises : Hallway, Guest WC, Lounge, Dining Room, Kitchen, Four Bedrooms, Family Bathroom, Driveway, Garage and Rear Garden.



Property Description

SUMMARY

A link Detached property on Ambleside with small rear extension and with a larger than average driveway at the front plus tandem garage. Requiring some cosmetic updating the accommodation on offer comprises : Hallway, Guest WC, Lounge, Dining Room, Kitchen, Four Bedrooms, Family Bathroom, Driveway, double length garage and low maintenance Rear Garden.

LOCATION

The property is situated in a particularly convenient location just 250 metres away from local amenities and good schools. This home is also well placed for commuters with good access to major motorway networks including M1 and M6. Also close by is Rugby Railway Station, with it's 50 minute commute time to London Euston. Elliot's Field Shopping Centre with its major department stores and restaurants are again just a short walk, as well as Tesco Superstore, Cineworld and Nuffield Health Gym.

HALLWAY

uPVC double glazed front door with opaque side panel. Stairs rising to first floor. Wall mounted radiator. Telephone point. Understairs storage area. Door to Guest WC. Door to Lounge. Door to Kitchen.

LOUNGE

14' 9" x 13' 0" (4.5m x 3.96m)

Window to the front aspect. Wall mounted radiator. Opens through to Dining Room. TV point. Gas fire with brick surround and wooden mantle.





DINING ROOM

12' 7" x 11' 0" (3.84m x 3.35m)

Sliding doors onto rear garden. Door onto Breakfast Kitchen. Wall mounted radiator.

BREAKFAST KITCHEN

T' Shaped room.

First part of the breakfast kitchen..

11' 11" x 9' 0" (3.63m x 2.74m)

has a door back onto the Hallway. Door onto Dining Room. Open through onto second part of the kitchen. Range of base and eye level units with work surface over. Wall mounted radiator.



Second part of the kitchen (extension)..

17' 3" x 6' min & 8' max (5.26m x 1.83m)

has three windows onto the garden. Courtesy door into the tandem garage. Sink drainer with mixer tap. Work surface with cupboards. Door onto patio. Tiled floor. Wall mounted boiler. Space for range style cooker. Tiling to splash-backs. Space for fridge/freezer.

GUEST WC

Low flush W.C. Sink built into vanity unit. Extractor fan. Fully tiled.



LANDING

Doors off to all 4 bedrooms. Door to shower room. Loft access hatch (loft being partly boarded with a light). Airing cupboard. Window to the side.

BEDROOM ONE

13' 7" + wardrobes x 10' 7" (4.14m x 3.23m)
Window to the front aspect. Wall mounted radiator.
Fitted wardrobes with sliding doors. Spotlights. TV Point.

BEDROOM TWO

10' 8" x 10' 5" min (3.25m x 3.18m)
Window to the rear aspect. Wall mounted radiator.
Wardrobe alcove/recess.

BEDROOM THREE

9' 4" x 7' 0" (2.84m x 2.13m)
Window to the rear aspect. Wall mounted radiator.

BEDROOM FOUR

10' 8" x 6' 3" min & 9' 4" max (3.25m x 1.91m)
Window to the front aspect. 'L' shaped room. Wall mounted radiator.

SHOWER ROOM

Opaque window to the side. Pedestal wash hand basin.
Low flush W.C. Fully tiled shower cubicle. Wall mounted radiator.

DRIVEWAY / FRONTAGE

Parking for at least 4 cars. Side gate into rear garden. Enclosed by low level timber fence to one side. Leads to garage and canopy porch area. Curved border.

TANDEM GARAGE

32' 0" x 8' 0" min & 8' 10" max (9.75m x 2.44m)
Metal up and over door to the front. Light and power connected. Courtesy door into Kitchen. Two windows to the side. Inspection pit.

REAR GARDEN

Low maintenance pebbled garden with block paved section, seating area and hard-standing. Enclosed by timber fencing and brick wall. Side gate. Various shrubs and plants.



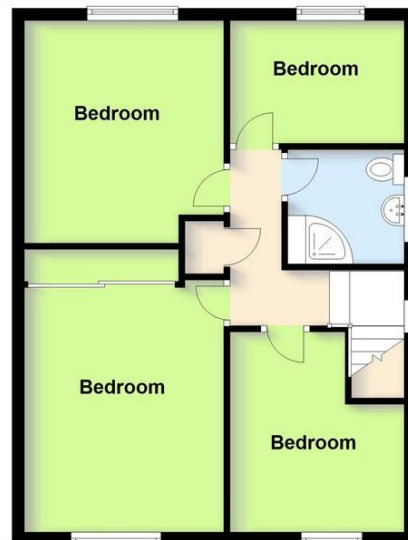
Ground Floor

Approx. 90.5 sq. metres (974.0 sq. feet)



First Floor

Approx. 52.1 sq. metres (561.1 sq. feet)



Total area: approx. 142.6 sq. metres (1535.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements