



EDWARD KNIGHT
ESTATE AGENTS



- Detached
- Three Bedrooms
- Requiring Modernisation
- Lounge, Dining Room & Study

50 Cymbeline Way, Woodlands, Rugby, CV22 6LA

£267,500

Requiring cosmetic updating and improvement this well proportioned Detached property is located in the ever-popular Woodlands area. The accommodation on offer briefly comprises : Entrance Hall, Lounge, Dining Room, Kitchen (with useful Lean-To style Utility area), Guest WC, Study, Three Upstairs Bedrooms, Bathroom, Front Garden with Driveway and Garage plus a rear garden. This property is offered to the market with No Upward Chain.



Property Description

SUMMARY

Requiring cosmetic updating and improvement this well proportioned Detached property is located in the ever-popular Woodlands area. The accommodation on offer briefly comprises : Entrance Hall, Lounge, Dining Room, Kitchen (with useful Lean-To style Utility area), Guest W.C., Study, Three Upstairs Bedrooms, Bathroom, Front Garden with Driveway and Garage plus a rear garden. This property is offered to the market with No Upward Chain.

LOCATION

Situated in one of Rugby's most popular suburbs, this property is within walking distance of the Sainsburys supermarket and Bilton village which is a popular residential area with many amenities including two public houses. Nearby Rugby also has a variety of shops and a train station providing great rail links to London, Birmingham and other cities. There is also an impressive range of schooling available in and around the area to include Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, Bawnmore Infant School and of course the famous Rugby School.

ENTRANCE HALL

Opaque glazed entrance door. Stairs rising to first floor. Door to lounge. Door to Kitchen. Door to Study. Door to Guest W.C. Wall mounted radiator.

LOUNGE

19' 9" x 11' 6" (6.02m x 3.51m)
Double glazed window to the front aspect. Wall mounted radiator. Door into Dining Room. Fireplace with hearth, mantel and surround. Dado rail.

DINING ROOM

9' 0" x 9' 3" (2.74m x 2.82m)
Sliding doors onto the garden. Door into Kitchen. Double glazed window to the side aspect. Wall mounted radiator.





KITCHEN

12' 2" x 7' 8" (3.71m x 2.34m)

Double glazed window onto the rear garden. Wooden door into Lean-To / Utility. Range of base and eye level units with work surfaces over. Stainless steel sink/drain. Tiling to splashbacks. Space for cooker and hob. Space and plumbing for dishwasher or washing machine (further appliance space available in the rear lean-to). Wall mounted radiator.

UTILITY / LEAN TO

13' 6" x 5' 10" (4.11m x 1.78m)

Door onto rear garden. Single glazed wooden window to the rear aspect. Space and plumbing for washing machine, dryer and fridge/freezer. Storage cupboards and work surface. Worcester combi boiler.



STUDY

6' 6" x 6' 0" (1.98m x 1.83m)

Double glazed window to the front aspect. Wall mounted radiator.

GUEST WC

Opaque double glazed window to the side aspect. Wall mounted radiator. Low flush WC. Wash hand basin. Tiling to splashbacks.



LANDING

Window to the side aspect. Doors off to all three bedrooms. Door to bathroom. Storage cupboard.

BEDROOM ONE

11' 2" x 9' 10" (3.4m x 3m)

Double glazed window to the front aspect. Wall mounted radiator.

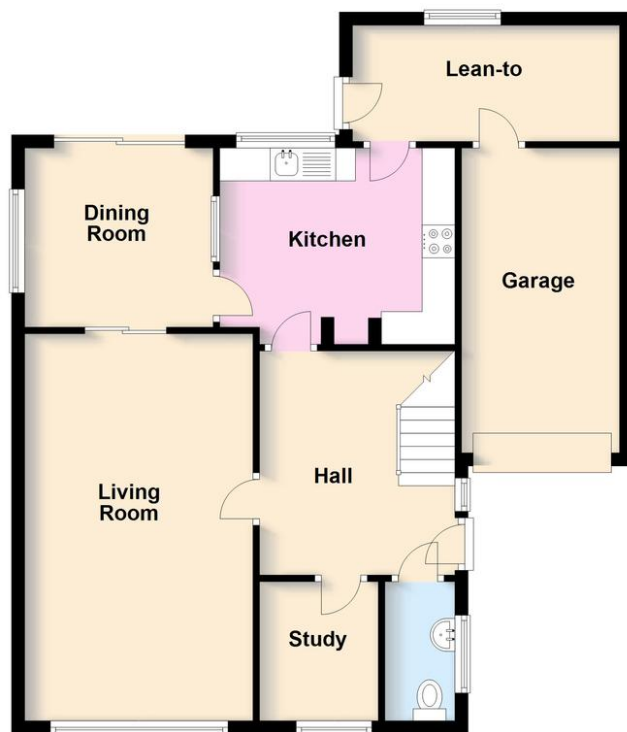
BEDROOM TWO

10' 2" x 8' 10" (3.1m x 2.69m)

Double glazed window to the side aspect. Wall mounted radiator.

Ground Floor

Approx. 77.1 sq. metres (829.6 sq. feet)

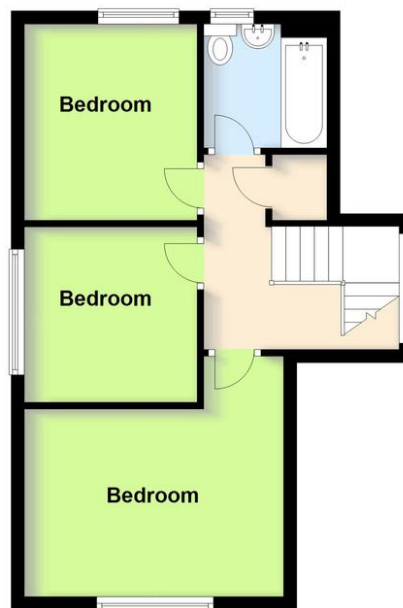


Total area: approx. 116.9 sq. metres (1258.4 sq. feet)

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

First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



BEDROOM THREE

9' 9" x 8' 6" (2.97m x 2.59m)

Double glazed window to the rear aspect. Wall mounted radiator. Small eaves cupboard.

BATHROOM

Opaque glazed window to the rear aspect. Wall mounted radiator. Low flush W.C. Panelled bath with shower over. Pedestal wash hand basin. Tiling to splashbacks.

FRONT GARDEN

Laid to lawn with shrubs and trees. Pedestrian access path down the left side of the property into rear garden.

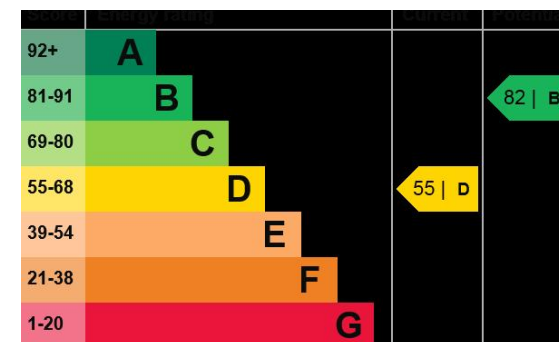
GARAGE & DRIVEWAY

Driveway providing off road parking for 2/3 cars leading to garage.

Garage has metal up and over door.

REAR GARDEN

Mainly laid to lawn and enclosed by timber fencing (garden backs onto school field). Side access gate.



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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 are 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.