







### PROPERTY SUMMARY

We are delighted to present this extended three bedroom semi detached property located within the sought after location of Shakespeare Gardens, Rugby. The property is convenient for a range of amenities to include a parade of shops and stores and sought after schools for all ages.

In brief, the accommodation comprises of a bright and airy entrance hall, living room, extended L-shaped fitted kitchen/dining/family room and garden room. To the first floor there are three good sized bedrooms, a fitted bathroom and a separate WC. Externally, to the front of the property there is a driveway providing ample off road parking leading to a single garage. To the rear there is a good sized garden enclosed by fencing. The garden is predominantly laid to lawn with paved patio area ideal for alfresco dining and is well stocked with various flowers and shrubs.

Early internal inspection is essential to appreciate this property on offer, viewings for this property are strictly by appointment with Edward Knight Estate Agents Rugby offices and is offered for sale with no onward chain.

### LOCATION

The property is located in a southern suburb of Rugby in Warwickshire, England, located about 1.5 miles south-west of Rugby town centre. Everest Road is a sought after road situated close to Shakespeare Gardens, situated perfectly for access to; Sainsbury's Supermarket and Bilton Village which offers a range of amenities including small cafeterias and Tesco Express.

The area boasts an array of highly regarded first and secondary schooling including; The



Bawnmore community infant school and Bilton Junior School that are within a 10 minute walk. For higher education there are two grammar schools, the Rugby High School For Girls is a 10 minute walk away and Lawrence Sheriff School For Boys is easily reached in the town centre. Overslade its self has a small row of shops including a hair salon and two small supermarkets. The location of this property provides easy access to major road networks, including the M1, M6, A45, M45 and fast train service direct to London Euston from Rugby Railway Station.

#### **ENTRANCE HALL**

15' 8" x 5' 6" (4.78m x 1.68m)

#### **LOUNGE**

14' 9" x 11' 11" (4.5m x 3.63m)

#### **L-SHAPED KITCHEN/DINING/FAMILY ROOM**

18' 3" reducing to 7' 9" x 19' 0" reducing to 9' 1" (5.56m x 5.79m)

#### **GARDEN ROOM**

9' 0" x 7' 2" (2.74m x 2.18m)

#### **LANDING**

7' 5" x 3' 3" (2.26m x 0.99m)

#### **BEDROOM ONE**

10' 10" x 10' 8" (3.3m x 3.25m)

#### **BEDROOM TWO**

9' 4" x 9' 0" (2.84m x 2.74m)

#### **BEDROOM THREE**

7' 9" x 6' 11" (2.36m x 2.11m)



#### **BATHROOM**

5' 10" x 5' 6" (1.78m x 1.68m)

#### **W.C**

5' 11" x 2' 5" (1.8m x 0.74m)

#### **GARAGE**













| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |