



MATTHEW JAMES

Property Services



25 Epsom Road, Rugby, CV22 7PF

£220,000

THREE BEDROOMS... SEMI DETACHED... VACANT... NO UPWARD CHAIN... OPEN PLAN KITCHEN DINING ROOM... GROUND FLOOR BATHROOM... GARAGE... OFF ROAD PARKING. Located on Epsom Road in Bilton, Rugby, this larger than average semi-detached property presents an excellent opportunity for those seeking a family home and you don't mind doing a little updating. Boasting three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space as the house features two inviting reception rooms, providing ample room for relaxation and entertaining family and friends. There is also a ground floor bathroom.

The extended open-plan kitchen is a delightful feature, offering a spacious area for cooking and dining, ideal for family gatherings or casual meals which overlooks the rear garden. Outside, you will find a private rear garden, perfect for enjoying the outdoors, gardening, or simply unwinding after a long day. The property also benefits from off-road parking and a garage.

Situated in a quiet location, this home is still close to local amenities, making it easy to access shops, schools, recreational facilities and Rugby Town Centre. Being VACANT with NO UPWARD CHAIN, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to invest, this semi-detached house on Epsom Road is a fantastic opportunity not to be missed.

Sound good? It's vacant and we have a key. Call us now to book your viewing!

Front Garden



Laid mainly to lawn with planted beds with access to the side of the property and through the front door and onto the:

Entrance Hallway

Having stairs that lead off to the first floor, storage cupboard and doors that lead off to:

Sitting Room

15'11 x 13'6 (4.85m x 4.11m)



Having a PVCu double glazed window to the front elevation, under stairs storage and wall mounted fire to the one wall.

Family Bathroom

8'4 x 4'8 (2.54m x 1.42m)



Having a panel bath, low level flush WC, wash hand basin with vanity storage beneath, tiling to all splash prone areas.

Kitchen Area

10'10 x 8'7 (3.30m x 2.62m)



Having an open plan range of wall, base and drawer units with roll top work surface and upstands over, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge and freezer, space for a cooker and step down into the:

Open Plan Dining Area

12'1 x 9'6 (3.68m x 2.90m)



Having sliding patio doors to the rear elevation and stable door to the side elevation.

First Floor Landing

Having balustrade, access to the loft area and doors leading off to:

Bedroom One

16' x 10'4 (4.88m x 3.15m)



Having a PVCu double glazed window to the front elevation and built-in wardrobes to two walls.

Bedroom Two

14'9 x 7'10 (4.50m x 2.39m)



Having a PVCu double glazed window to the rear elevation

Bedroom Three

8'9 x 7'8 (2.67m x 2.34m)



Having a PVCu double glazed window to the rear elevation

Garage



(Not Measured) Having up and over door to the front elevation and side door leading to the rear garden area.

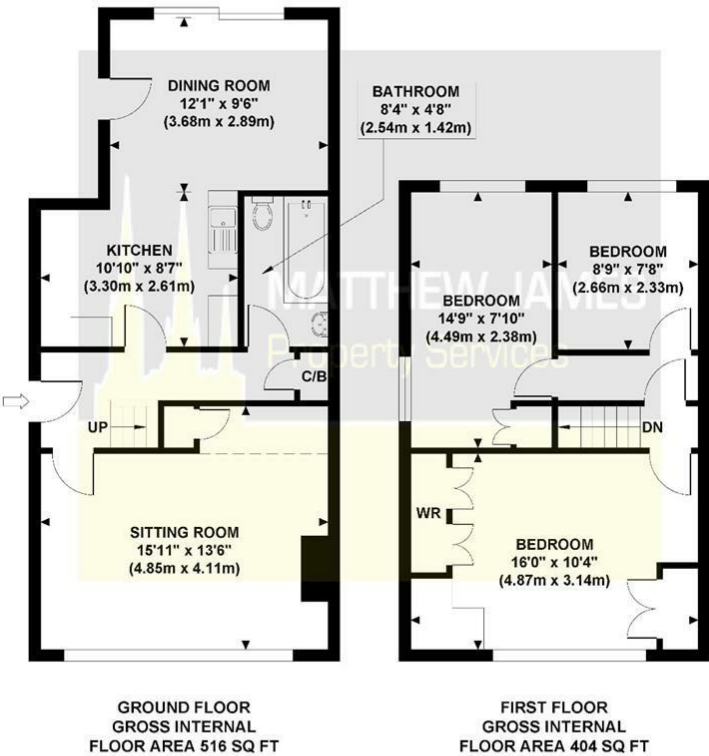
Rear Garden



Having fenced perimeter, paved patio with steps down to a paved pathway that leads to a pedestrian gate to the rear and being mainly laid to lawn with planted border and fruit tree.

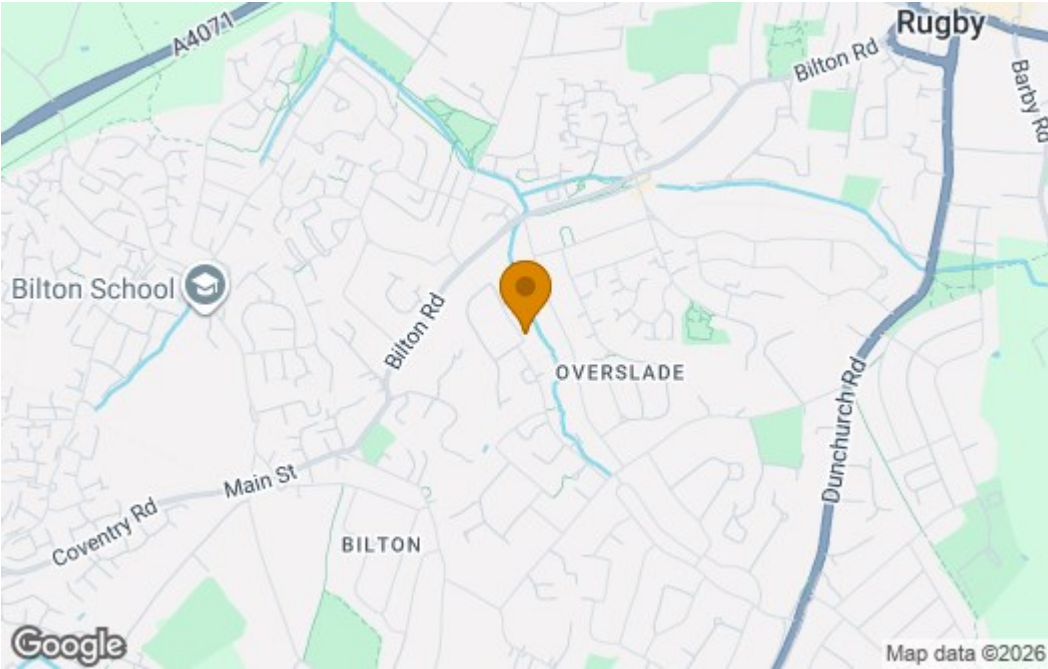
Floor Plan

EPSOM ROAD
Approximate Gross Internal Area
920 sq ft / 85.47 sq m

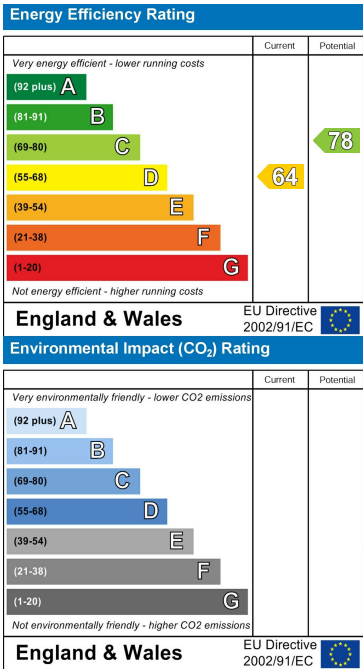


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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