



35 Balcombe Road, Rugby, CV22 5HZ

Offers in excess of £250,000





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- South Facing Garden
- New Fascias/Soffits/Gutters
- Two Storey Extension
- New Driveway with Cornish Granite
- New Front Porch
- Two Bedrooms & Third Multipurpose Room
- Semi Detached
- Recently Had North Facing Roof Replaced
- Ashlawn & Paddox Catchment Areas
- EPC Rating D

Positioned on one of Rugby's most popular estates, this large extended semi detached home on Balcombe Road really is a fantastic property in a brilliant location!

Welcome to Balcombe Road!

Only a short walk away from both Paddox Primary School, and Ashlawn School, this home is right in the heart of a perfect family area. There is a children's park only a couple of minutes walk away, and St Andrew's Rugby Field around the corner. Alongside this, Hillmorton's selection of Takeaway Restaurants and Pubs are all within



Entrance Hall

Living Room 14' x 12'10 (4.27m x 3.91m)

Dining Room 12'11 x 9'9 (3.94m x 2.97m)

Kitchen 9'10 x 8'1 (3.00m x 2.46m)

Landing

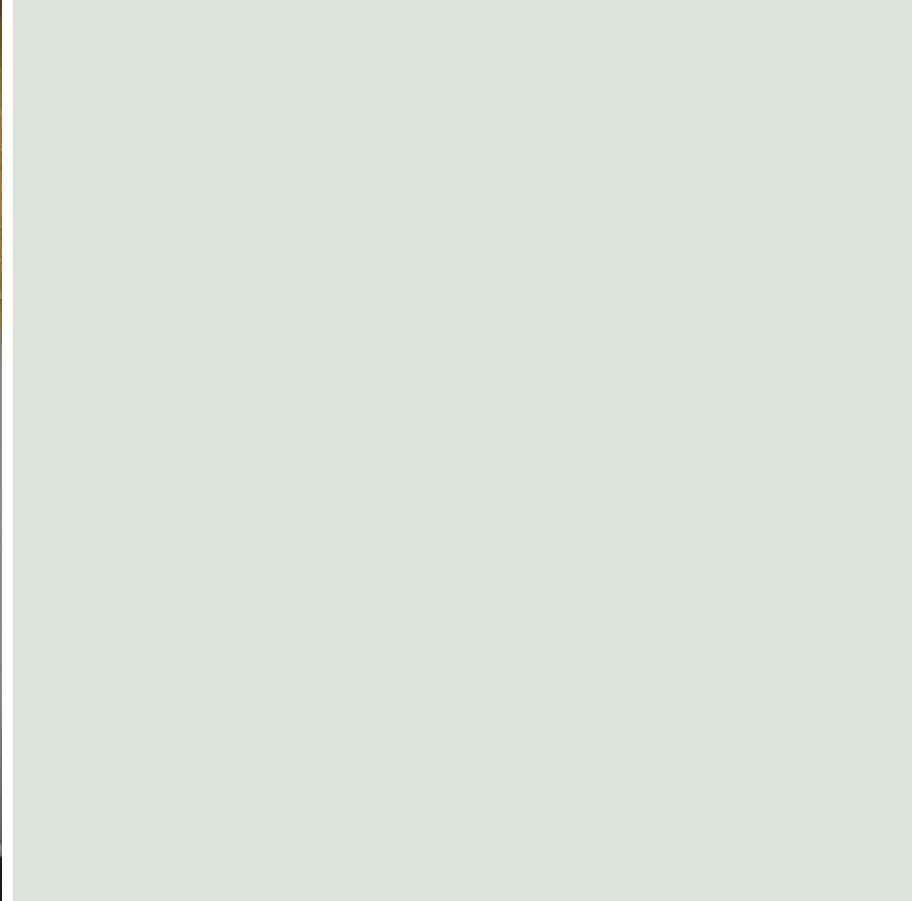
Bedroom 1 15'10 x 11' (4.83m x 3.35m)

Bedroom 2 10'8 x 9'11 (3.25m x 3.02m)

Nursery 8'11 x 8'1 (2.72m x 2.46m)

Bathroom 7'4 x 5'7 (2.24m x 1.70m)

Note from the Agents



easy walking distance!

The home itself is semi detached, and was originally a two bedroom property. The current owners had a sizeable extension to the rear, both downstairs and upstairs, creating plenty of additional space. The ground floor consists of a living room, a dining room, and kitchen area. To the first floor there are the two original bedrooms, a family bathroom, and then a well sized room at the back of the home, which could be used as a Nurser, Office or Play Room which is accessible via the second bedroom.

There is scope however to add a stud wall, and then turn this additional room into a third official bedroom.

The home also has off road parking, and a private, mature, rear garden.

The property is sold with Freehold title, with no community charges to pay. The property is Council Tax Band B, with Rugby Borough Council.

For more information, or to arrange your private viewing, call Shires & Co Estate Agents.





Floor Plans

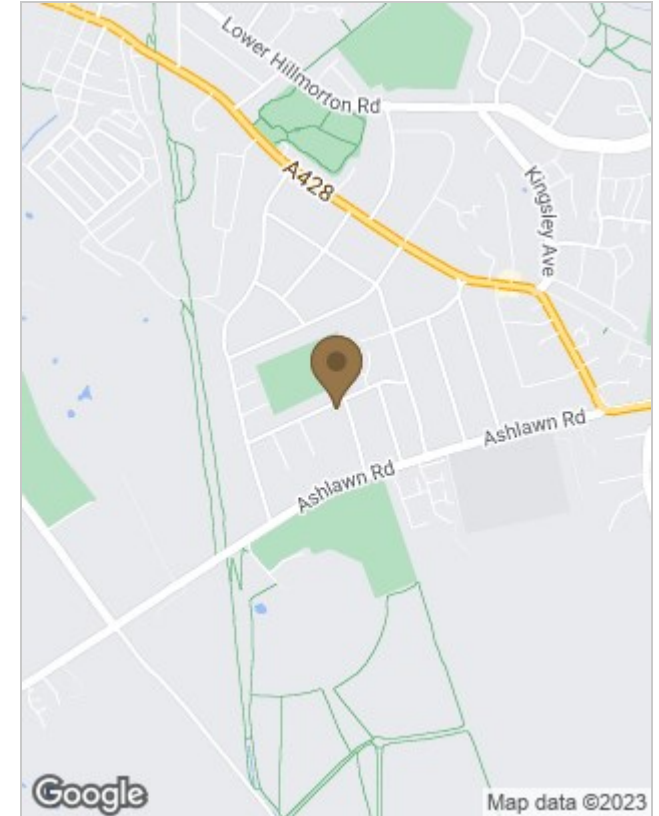


Viewing

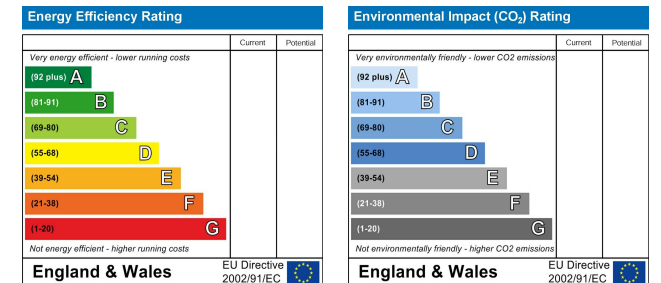
Please contact our Rugby Office on 01788 726726 if you wish to arrange a viewing appointment for this property or require further information.

Shires & Co Estate Agents, PO BOX 6867, Rugby, CV21 9TS
Tel: 01788 726726

Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.