



**3 Fosse Crescent
Princethorpe, Rugby, CV23 9PQ**

- A Three Bedroom Mid Terraced Property
- Village location
- Lounge/Diner
- Kitchen

EPC Rating '29'





Property Description

PROPERTY DESCRIPTION

Situated in the popular village of Princethorpe, to the South/East of Coventry.

This is a three-bedroom family home, currently vacant and affording NO UPWARD CHAIN. This property is an ideal purchase for first-time buyers or for investors.

Benefitting from Double Glazing, in brief the property comprises; porch, entrance hallway, a spacious lounge/diner and a fitted kitchen.

The three bedrooms include two double bedrooms and a further single bedroom.

The first floor bathroom comprises of a walk in shower, toilet and sink.

Externally enjoy the convenience of front and rear gardens.

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LOUNGE/DINER

5.98m x 3.50m max/305m min

KITCHEN

5.09m max x 3.33m max/194m min

BEDROOM ONE (FRONT)

3.55m max x 3.25m



BEDROOM TWO

4.19m max x 2.68m

BEDROOM THREE

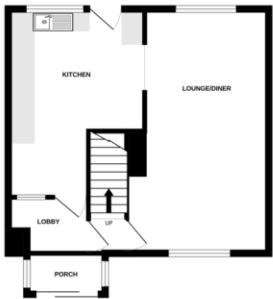
3.32m x 1.91m





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The layout, fixtures and fittings shown have not been visited and no guarantee can be given for their accuracy or availability. See the plan.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements