

**29 Skelhorn Avenue  
Rochberie Heights  
RUGBY  
CV23 0XL**

**Offers Over £269,500**



- MODERN SEMI-DETACHED HOUSE
- EN-SUITE SHOWER ROOM
- DOUBLE GLAZING & GCH
- OFF ROAD PARKING

- FITTED KITCHEN WITH INTEGRAL APPLIANCES
- GROUND FLOOR W.C
- NHBC REMAINING
- ENERGY RATING B

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to Skelhorn Avenue, Rugby - a charming semi-detached house that could be your next dream home! This property boasts a spacious layout with 1 reception room, perfect for entertaining guests or relaxing with your family. With 3 lovely bedrooms, there's plenty of space for everyone to enjoy.

The house features 2 modern bathrooms, including an en suite for added convenience. The ground floor W.C is a fantastic addition, making hosting guests a breeze. You'll love the double glazing throughout the property, ensuring a cosy and energy-efficient home all year round.

Say goodbye to chilly evenings with the gas central heating keeping you warm and comfortable. The off-road parking is a great perk, providing you with hassle-free parking right at your doorstep.

Don't miss out on the opportunity to make this wonderful house on Skelhorn Avenue your new home sweet home!

### **Entrance Hall**

With double glazed front door, radiator, stairs rising to first floor

### **Cloakroom**

With radiator, low flush WC, wash hand basin, extractor fan and part tiling

### **Kitchen**

Fitted with a range of eye level and base units with work surfaces over, one and half bowl stainless steel sink drainer unit with mixer tap, electric oven, gas hob with extractor hood over, fridge/freezer, washing machine, dishwasher, radiator. Double glazed window to front aspect

### **Lounge/Diner**

With double glazed French doors to rear aspect, radiator and television and telephone point.

### **Landing**

Doors of to bedrooms and bathroom. Loft access.

### **Bedroom One**

With double glazed window to front aspect, radiator, door to:

### **En-Suite**

Shower cubicle with shower and tiling, low flush WC, wash hand basin, part tiling to walls, heated towel rail. Double glazed window to front aspect.

### **Bedroom Two**

Double glazed window to rear aspect and radiator

### **Bedroom Three**

Double glazed window to rear aspect and radiator

### **Family Bathroom**

Heated towel rail, bath with shower over, low flush WC, wash hand basin, extractor fan and part tiling

### **Outside**

Low maintenance front garden. Rear garden is laid to lawn surrounded by timber shed. Summer house of timber construction.

### **Agents Notes**

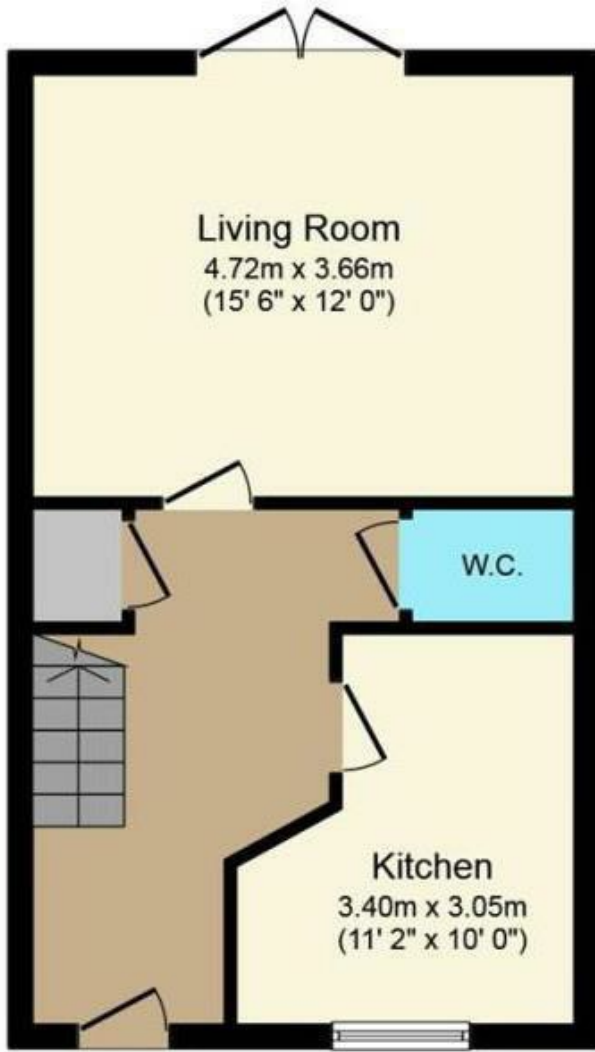
Local Authority: Rugby

Council Tax Band: C

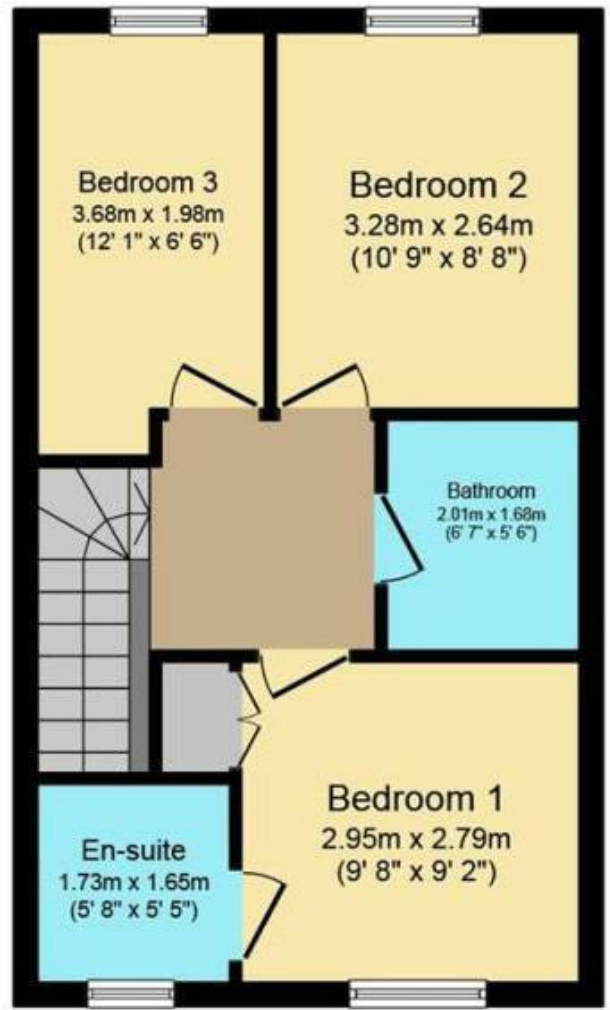
Energy Efficiency Rating: B





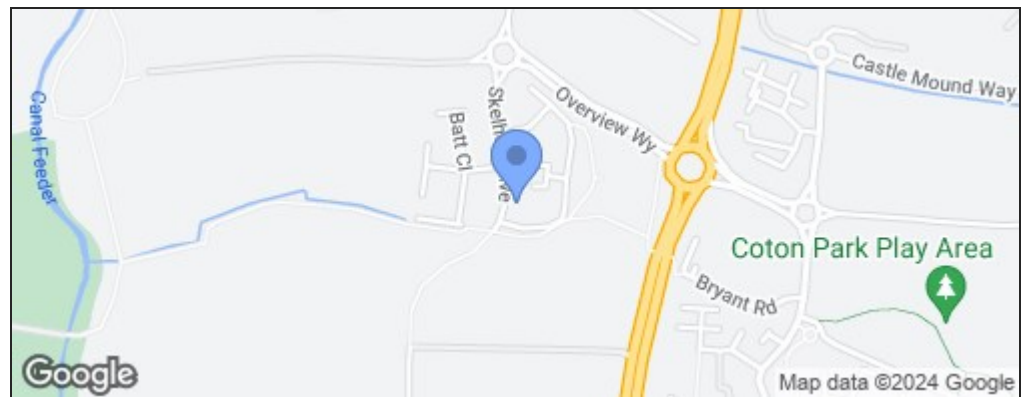


**Ground Floor**



**First Floor**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	<b>84</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**Disclaimer**

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.