

**8 Foxglove Close
Boughton Vale
RUGBY
CV23 0TS**

£279,950



- **THREE BEDROOM**
- **OFF ROAD PARKING**
- **LOUNGE / DINING ROOM**
- **FITTED BATHROOM**
- **GARAGE**

- **LINK DETACHED FAMILY HOME**
- **GOOD ORDER THROUGHOUT**
- **GROUND FLOOR W.C.**
- **CUL DE SAC LOCATION**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom link detached home located in a cul de sac, in the popular area of Boughton Vale, close to schooling and other amenities.

In brief the accommodation comprises; entrance hall, lounge / dining room, kitchen, ground floor w.c., three first floor bedrooms and bathroom. Externally there is off road parking to the front and an enclosed rear garden. This property additionally benefits from gas radiator central heating and upvc double glazing.

Located on the North side of Rugby the excellent range of local amenities to include, shops, takeaways, a chemist, doctors surgery, church, community centre, and well regarded schools. There is easy access to Rugby College, Rugby's retail parks, M6/M1 networks, and Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via upvc entrance door into:

Entrance Hall

Radiator. Doors off to lounge and cloakroom.

Cloakroom / WC

With low level w.c. Radiator. Window to front elevation.

Lounge

15'8" x 15'5" (4.79m x 4.70m)

Window to front. Radiator. Feature fireplace with electric fire. Stairs rising to first floor. Opening through to:

Dining Room

10'2" x 7'9" (3.11m x 2.38m)

Radiator. French doors opening to rear garden.

Kitchen

10'2" x 7'7" (3.11m x 2.32m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit. Built in electric oven and hob. Space and plumbing for a dishwasher and washing machine. Space for a fridge/freezer. Wall mounted boiler. Understairs storage cupboard. Window to rear. Door opening to rear garden.

First Floor Landing

Window to side. Access to loft. Airing cupboard. Doors off to bedrooms and bathroom.

Bedroom One

12'0" x 9'1" (3.67m x 2.78m)

Window to front. Two radiators. Built in wardrobes.

Bedroom Two

11'1" x 9'1" (3.40m x 2.78m)

Window to rear. Radiator.

Bedroom Three

8'2" x 7'6" (2.50m x 2.31m)

Window to rear. Radiator.

Bathroom

With suite to comprise; bath with shower over, pedestal wash hand basin and low level w.c. Heated towel rail. Extractor. Window to front elevation.

Front Garden

Block paved providing off road parking for four cars. Area laid to stones.

Garage

17'0" x 8'2" (5.19m x 2.50)

Power and light connected. Up and over style door.

Rear Garden

Mainly laid to lawn with patio area borders planted with a variety of plants and shrubs. Enclosed by timber fencing. Gated pedestrian access.

Agents Note

Local Authority: Rugby

Council Tax Band: C

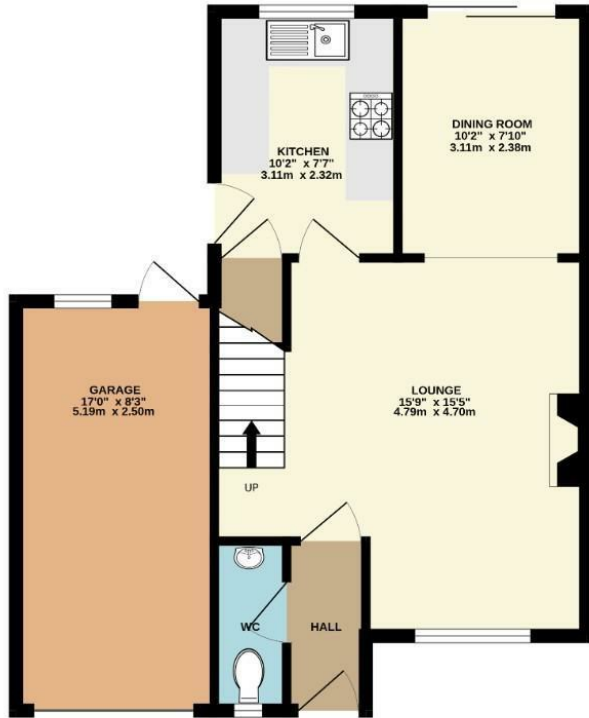
Energy Efficiency Rating: C



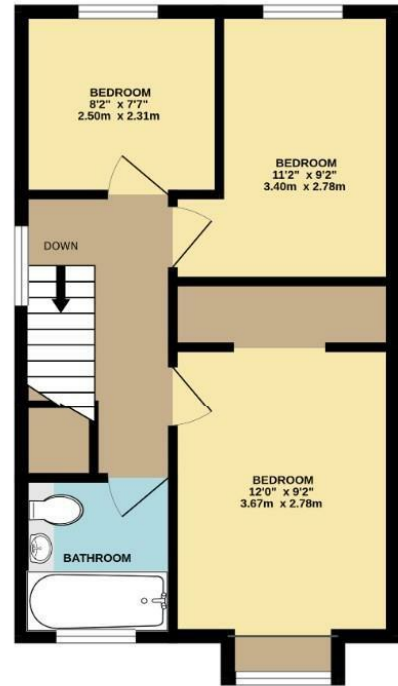




GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.