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Oulton Road,
£335,000

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ESTATE AGENTS

Oulton Road, , Rugby

We are delighted to present this exceptional four-bedroom detached house, currently available for sale.

As you enter the property, you are welcomed by a spacious reception room with ample space for relaxation and entertainment, and a kitchen diner with plenty of space leading to the utility. The property boasts four generously proportioned bedrooms. Additionally, the house features a well-appointed bathroom fitted with modern fixtures and fittings. This detached house stands as a perfect example of quality and sophistication. It offers an excellent opportunity for those seeking a blend of luxury living and comfort in a home. For further enquiries and to arrange a viewing, please do not hesitate to contact us.

To the front of the property

The property is on a small quiet road tucked away with a driveway for one car and then a tandem double garage.

Entrance Hall

W.C. 6'6" x 3'7" (2.0 x 1.1)

Living room 19'8" x 11'1" (6.0 x 3.4)

Kitchen diner 19'8" x 11'5" (6.0 x 3.5)

Utility 7'2" x 5'10" (2.2 x 1.8)

Bedroom one 12'1" x 11'1" (3.7 x 3.4)

En-suite 6'10" x 5'6" (2.1 x 1.7)



Bedroom two 11'5" x 9'6" (3.5 x 2.9)

Bedroom three 10'2" x 9'10" (3.1 x 3.0)

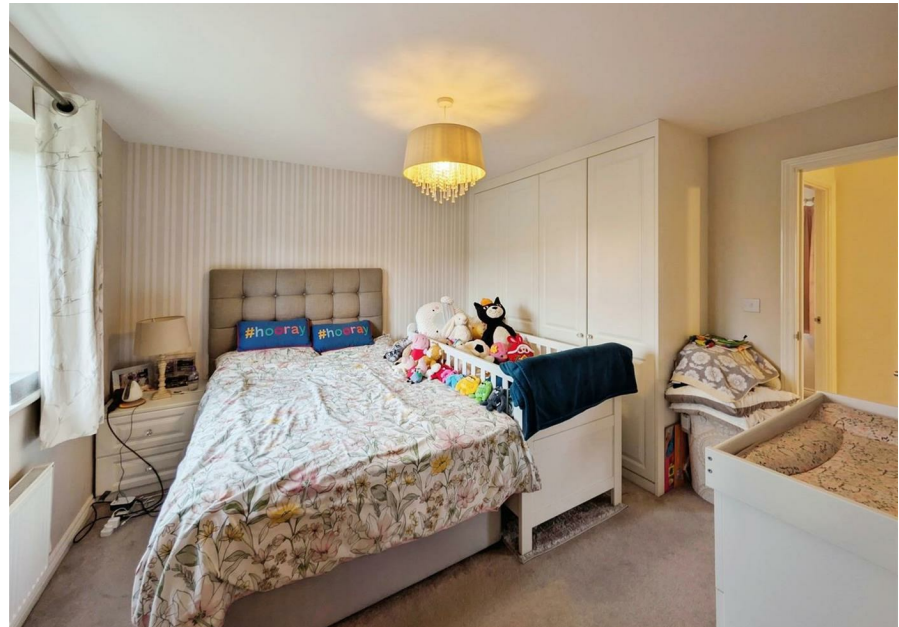
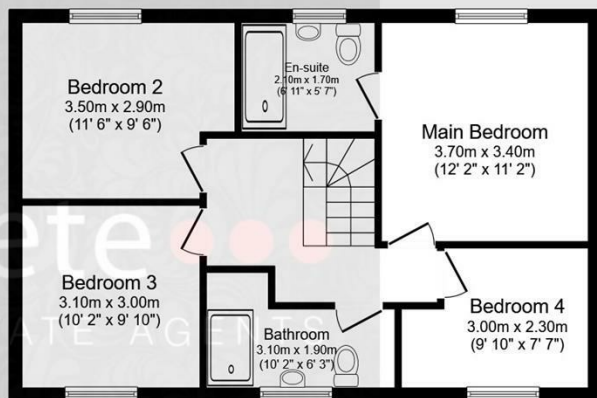
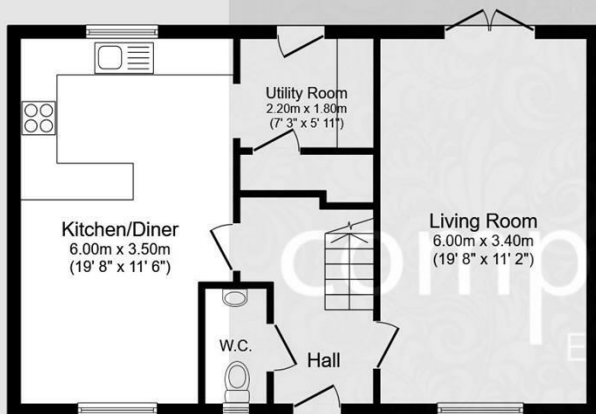
Bedroom four 9'10" x 7'6" (3.0 x 2.3)

Bathroom 10'2" x 6'2" (3.1 x 1.9)

To the rear of the property

A good size garden mainly laid with lawn, access to the garage and is east facing.





Ground Floor

Floor area 55.8 m² (601 sq.ft.)

First Floor

Floor area 55.8 m² (601 sq.ft.)

TOTAL: 111.6 m² (1,201 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		79	
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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