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Oulton Road, Caldecott Manor
Guide Price £245,000

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Oulton Road, Caldecott Manor, Rugby

Nestled on Oulton Road in the charming town of Rugby, this delightful semi detached house presents an excellent opportunity for those seeking a new home. With three well-proportioned bedrooms, including a main bedroom featuring an en suite, this property is ideal for families or those looking for extra space. While the interior requires some decoration, this offers a wonderful chance for you to personalise the space and make it truly your own. The absence of a chain ensures a smooth and efficient purchase process, allowing you to settle in without unnecessary delays.

For added convenience, the property includes a garage and two parking spaces, making it easy to accommodate vehicles and providing extra storage options. The outdoor space is also a blank canvas, ready for your creative touch.

This home is situated in a desirable area, close to local amenities and transport links, making it an ideal choice for those who appreciate both comfort and convenience. Don't miss the chance to transform this property into your dream home.

Entrance Hall

Entered via door.

Kitchen / Dining 15'8" x 9'2" (4.8 x 2.8)

An array of base cupboards and drawers. Eye level units. Sink unit. Wall mounted gas boiler. Built in electric fan assisted oven with gas hob and extractor above. Radiator.

Lounge 16'4" x 11'1" (5.0 x 3.4)

Window and french doors to garden.

Cloakroom

Low flush WC. Wash hand basin.

Landing



Bedroom One 10'9" x 11'5" (3.3 x 3.5)

Built in wardrobe. Radiator. Window to front .

En Suite

Shower enclosure with glazed screen. Low flush WC. Wash hand basin . Window to front.

Bedroom Two 10'9" x 9'2" (3.3 x 2.8)

Radiator. Window to Rear. .

Bedroom Three 8'2" x 7'2" (2.5 x 2.2)

Radiator. Window to Rear. .

Bathroom

Garage and Parking

Single garage with up and over door. Accessed through archway to garage and allocated parking.

Garden

Patio. Fully enclosed.

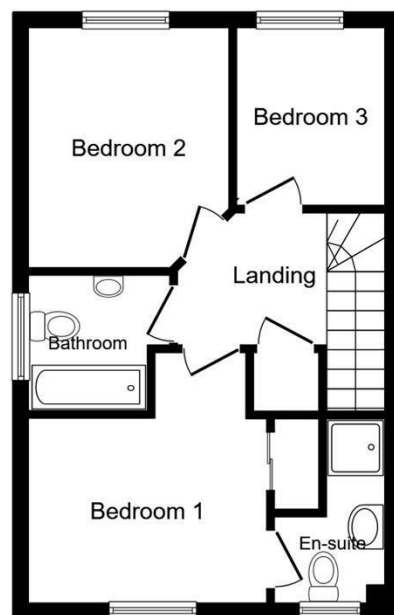
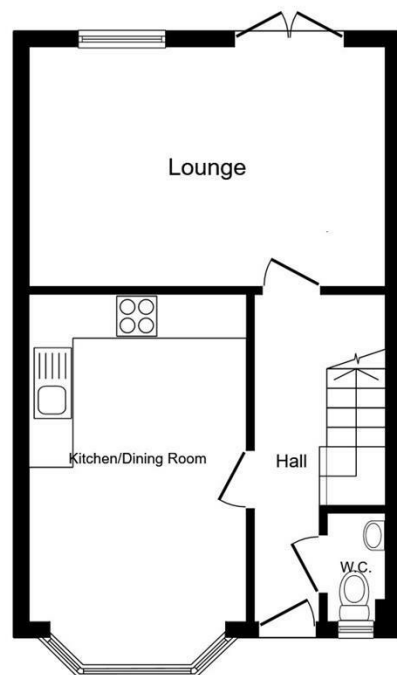
About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





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			
(81-91) B			
(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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