



## 25 Meadow Way Harborough Magna, Rugby, CV23 0HP

This attractive, end terrace property, enjoys a superb cul-de-sac location in the SOUGHT AFTER VILLAGE of Harborough Magna, and benefits from NO ONWARD CHAIN.

Offering three well proportioned bedrooms, this home offers spacious living accommodation arranged over two floors, and will make a fantastic first time, ideal investment purchase, or superb family home.

There are gardens to the front and rear aspects, with the potential to create off road parking to the frontage. The accommodation comprises of an open plan lounge, modern kitchen diner with NEFF integrated appliances, including double oven, microwave and built in coffee maker, and a conservatory on the ground floor.

The first floor features a landing area, stylish refitted family bathroom, and three good sized bedrooms, with the principal enjoying built in wardrobes.

Guide price £225,000

# 25 Meadow Way

Harborough Magna, Rugby, CV23 0HP



- End Terrace Property
- Three Well Proportioned Bedrooms
- Conservatory
- Ideal First Time Purchase
- Sought After Village Location
- Front & Rear Gardens
- Refitted Bathroom
- NO ONWARD CHAIN
- Modern Fitted Kitchen With High End Integrated Appliances
- Quiet Cul-De-Sac Location

## Lounge

15'10" x 15'7" (4.83 x 4.75)

## Kitchen/Diner

15'8" x 9'10" (4.80 x 3.02)

## Conservatory

13'1" x 7'0" (4.01 x 2.14)

## Bedroom One

12'3" x 9'7" (3.74 x 2.93)

## Bedroom Two

11'3" x 8'6" (3.43 x 2.61)

## Bedroom Three

8'3" x 7'1" (2.53 x 2.16)

## Bathroom

7'2" x 5'1" (2.20 x 1.55)



[Directions](#)



# Floor Plan



**Ground Floor**

Floor area 48.9 m<sup>2</sup> (526 sq.ft.)



**First Floor**

Floor area 37.8 m<sup>2</sup> (406 sq.ft.)

**TOTAL: 86.6 m<sup>2</sup> (933 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

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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