



REAL ESTATE



27 Webb Drive Boughton Vale, Rugby, CV23 0UP

Gorgeous, Modern, Detached Home in the sought after location of Boughton Vale, to the North of Rugby.

Originally a three bedroom home, the owners have reconfigured the layout to create TWO DOUBLE BEDROOMS instead, however this could be converted back to three.

The property features a driveway and integral garage, providing ample off road parking, with an enclosed, landscaped garden to the rear aspect.

The accommodation is beautifully presented throughout, comprising of an entrance hall, lounge with feature wall panelling, a refitted kitchen/diner and conservatory on the ground floor, along with access to the integral garage.

Offers over £265,000



27 Webb Drive

Boughton Vale, Rugby, CV23 0UP



- Modern Detached Property
- Entrance Hall
- Conservatory
- Sought After Location
- Originally Three Bedrooms, Now Two DOUBLE Bedrooms
- Lounge With Feature Wall Panelling
- Good Sized Enclosed Rear Garden
- Driveway & Integral Garage
- Refitted Kitchen/Diner
- Four Piece Family Bathroom

Entrance Hall

5'2" x 4'5" (1.60 x 1.36)

Lounge

14'6" x 13'9" (4.43 x 4.20)

Kitchen/Diner

14'5" x 9'6" (4.41 x 2.92)

Conservatory

11'3" x 7'1" (3.45 x 2.18)

Bedroom One

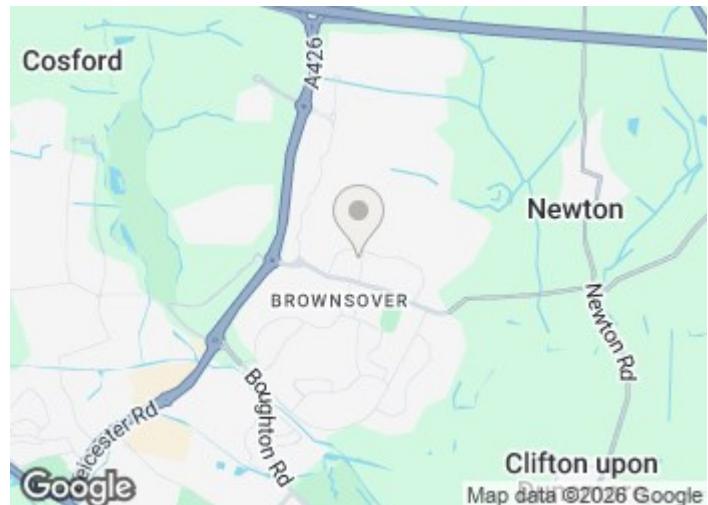
14'5" x 10'8" (4.40 x 3.26)

Bedroom Two

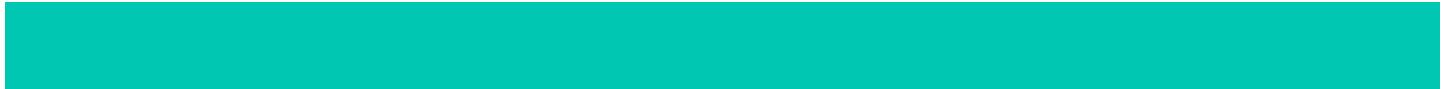
14'5" x 9'10" (4.40 x 3.00)

Bathroom

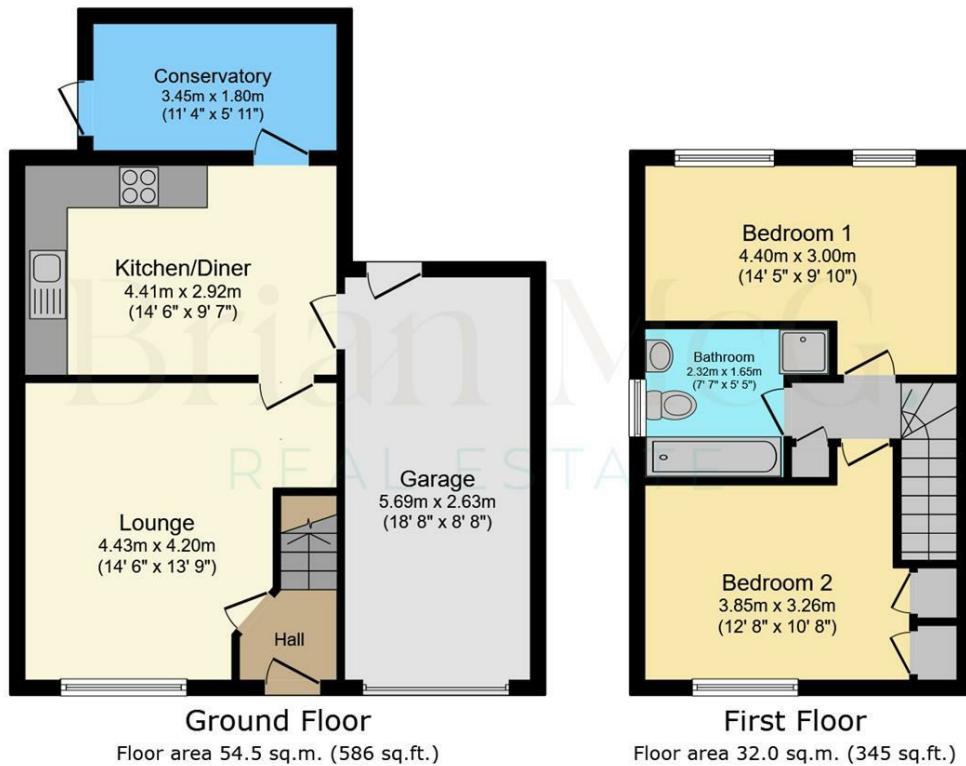
7'7" x 5'4" (2.32 x 1.65)



Directions



Floor Plan



Total floor area: 86.5 sq.m. (931 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)	A		
(81-91)	B		
(70-80)	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	