



**SKILTON & HOGG**

ESTATE AGENTS

DAVENTRY & VILLAGES



128 Buchanan Road  
£360,000

3 2 2





**\*\*\* OPEN PLAN FAMILY SPACE \*\*\*** A superb extension on this delightful semi-detached home for sale in Rugby provides perfect and ample family living space to accompany its bedroom sizes. Being three storey, the property provides a large main bedroom to the second floor, along with ensuite and built in storage and with two further bedrooms to the first floor and family bathroom. To the ground floor is a good-sized living room leading onto an extended, open-plan kitchen, dining area, and family space with Velux windows, modern fittings, an island breakfast bar and Bi-fold doors leading to a landscaped rear garden. if all of this isn't enough, there is no onward chain! EPC C. C/Tax band D.

**PROPERTY BUILD TYPE:** We are advised that the property is of Standard construction - Brick with Slate/tile roof.

**BROADBAND:** Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information.  
**LOCAL AUTHORITY:** Rugby Borough Council  
**COUNCIL TAX BAND:** D

**ENERGY PERFORMANCE RATING:** C **FLOOD RISK -** Very Low  
**FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale.  
**MEASUREMENTS:** the measurements provided are given as a general guide only and are all approximate.  
**VIEWING:** by prior appointment through the Sole Agents

**Disclaimer -** These property particulars are draft and have not yet been approved by the sellers. Therefore anything listed within the details may be subject to change.





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 TOTAL FLOOR AREA: 1176 sq.ft. (109.3 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of areas of rooms, floors and any other parts are approximate and are not intended to be taken for any legal purpose or any other purpose. This plan is for guidance purposes only and should not be used as a basis for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Issue date: 12/04/2024

- Extended Semi Detached Town House
- Ensuite & Family Bathroom
- Living room
- No through road location
- EPC C
- Three bedrooms
- Extended Kitchen/Dining/Family area
- Very good condition throughout
- Gardens, Garage & Parking
- C/Tax Band D. NO CHAIN!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	75	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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