



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Onley Park, Willoughby, Rugby, CV23
£335,000

4 2 2



***** FAMILY HOME, RURAL LOCATION ***** This thoughtfully extended and much improved four bedroom semi-detached home comes to the market for sale. Located in Onley Park, Willoughby, just outside of the town of Rugby. Occupying an enviable position backing on and with access to open country side leading to Dunchurch Pools Marina and beyond. Well presented throughout, this home provides ample living and bedroom space including an open plan living/dining and sitting room, extended kitchen with oak built units, utility room, a double bedroom with ensuite to the ground floor and three further bedrooms along with bathroom to the first floor. Outside space offers large patio area and lovingly stocked flower garden and access to countryside beyond. LPG gas central heating via combi boiler and garage in separate block. EPC tbc. C/tax Band B.

LOCAL AUTHORITY: West Northamptonshire
COUNCIL TAX BAND: B. ENERGY PERFORMACE RATING:
TBC

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.

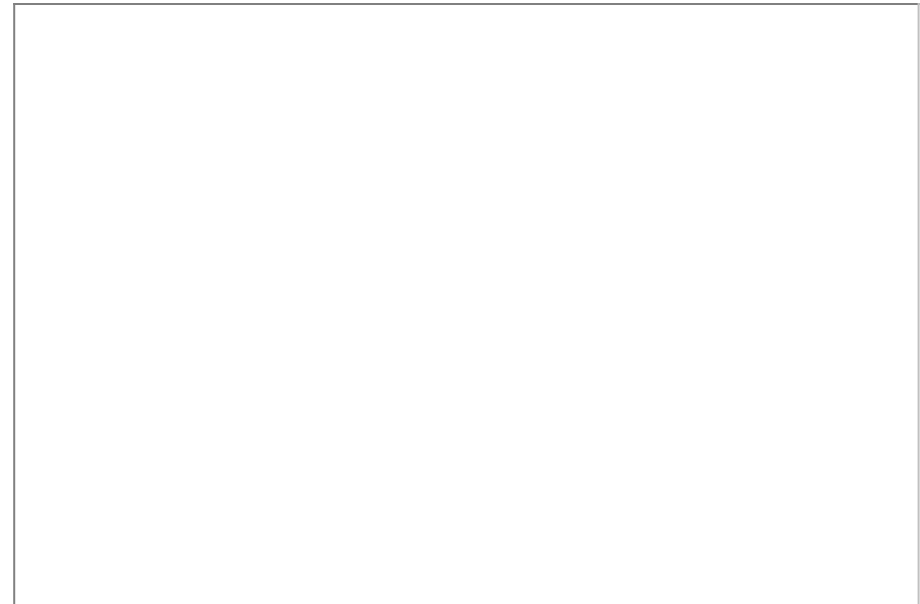




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TOTAL FLOOR AREA: 1328 sq ft. (123.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their accuracy or efficiency at the time.
 Issue date: 18/09/2024

- Extended Semi Detached
- Four Bedrooms
- Ensuite & Family Bathroom
- Open plan Lounge/Diner & Sitting Room
- Extended Kitchen
- Utility Room
- LPG Gas central heating
- Garage in separate block
- Gardens and access to Countryside
- EPC tbc. C/Tax Band B (Currently)



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