



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Crowsfurlong, Rugby, CV23 0WD

£289,950

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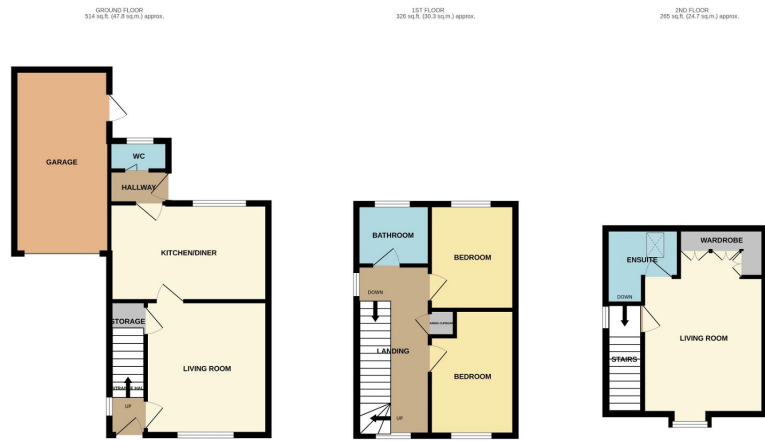
***** IT WON'T BE AROUND FURLONG ***** Be quick to catch this lovely semi-detached, three-story townhouse located on the ever-popular Coton Park development in Rugby. Near the end of a no-through road and close to the local park and schooling, this delightful property offers three good sized bedrooms, with the main bedroom to the top floor along with ensuite and built in wardrobes. The ground floor offers a living room, a modern kitchen/diner and ground floor cloakroom. Outside you have a single garage with power and lighting plus loft storage, driveway and garden space. A perfect starter home or upsize and close to the M6/M1 networks and shopping parks. Rugby Train Station is just a few minute's drive. EPC tbc. C/Tax Band D.

GENERAL INFORMATION -

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. **SERVICES:** all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

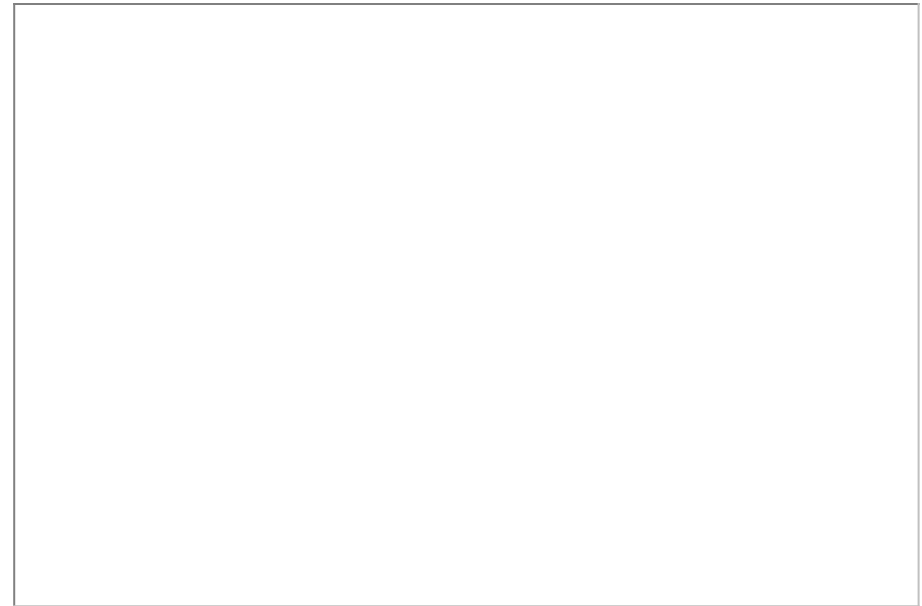
PROPERTY BUILD TYPE: We are advised that the property is of Standard construction - Brick with Slate/tile roof. **BROADBAND:** Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information. **LOCAL AUTHORITY:** Rugby **COUNCIL TAX BAND:** D. **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





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 TOTAL FLOOR AREA: 1106 sq ft (102.8 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 illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Floorplan 12/2/14

- Semi Detached Town House
- Three Bedrooms
- Bathroom & Ensuite
- Living Room
- Modern Kitchen/Diner
- No Through Road Location
- Garage & Driveway
- Garden. Gas Central Heating
- EPC tbc
- C/Tax Band D



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