



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

16 Oldbury Close, Cawston
£230,000

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This delightful home is less than 5 years old and comes with the remaining NHBC builders guarantee. Offering two double bedrooms, Living/Dining room, Modern Kitchen, ground floor cloak room and first floor bathroom. Good size rear garden and parking for two at the front. Ideal starter home set in a modern and spacious development in Cawston, just outside of Bilton, Rugby. Great local amenities and road links. A must see! EPC B. C/Tax band C.

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:** C. **ENERGY PERFORMANCE RATING:** B

FLOOD RISK - Very Low

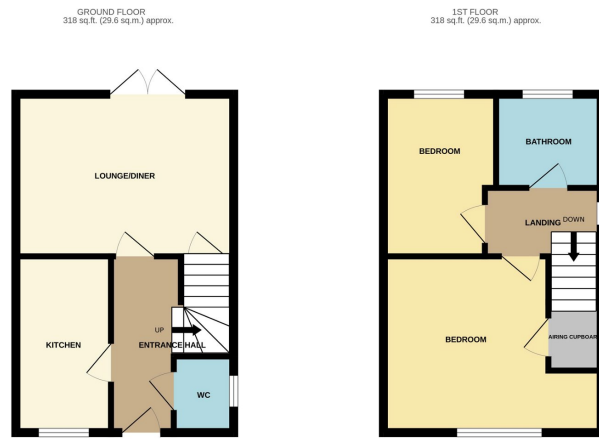
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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: 637 sq.ft. (59.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the description and floor plan, the advertiser does not accept any liability for any errors or omissions. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
 Made with Hoxiplex 02/24

- Semi Detached
- Living/Dining Room
- 5 Years NHBC guarantee
- Good sized garden
- EPC B
- Two double bedrooms
- Modern Kitchen
- Driveway for Two Vehicles
- Ideal First Time Buy
- C/Tax Band C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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