



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Lytham Road, Rugby, CV22 7PQ

£260,000

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*** GARDEN SPACE TO SPARE *** This delightful home on Lytham Road offers a sizable plot and is an ideal family sized home for those looking for their first move or upsize. This three bedroom semi detached property comes with a large garden, wide plot, generous frontage and internally benefits from a Living room, Dining room, modern Kitchen, conservatory, utility/cloakroom and office space to the ground floor. Upstairs, we have three good sized bedrooms and family bathroom. Located in a prime spot for access to local shops, supermarkets, popular schooling for all ages, bus routes and great road links. It's a must view. EPC E. C/Tax Band B.

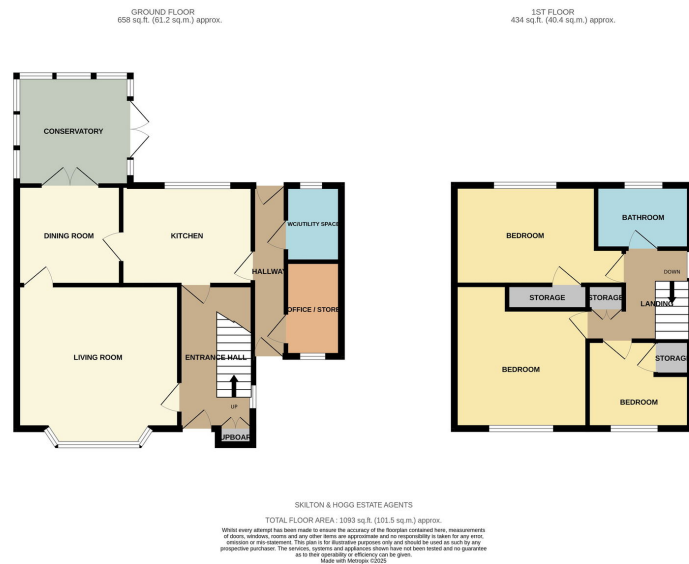
GENERAL INFORMATION - TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. SERVICES: all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested 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: B. ENERGY PERFORMANCE RATING: E

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





- Semi Detached
- Large Garden
- Modern Kitchen
- Great location for Schooling
- EPC E
- Three Bedrooms
- Living Room & Dining Room
- Utility & Office space
- Gas c/h & uPVC d/g
- C/Tax Band B



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