



Stourhead Road | | Rugby | CV22 7BF

Offers over £265,000



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- Ideal Investment Or First Time Buy
- Off-Street Parking To The Rear
- Four Bedroom Town House
- EPC Rating: C

Over Three Floors

Kingsway Estate Agents are pleased to bring to the market this four bedroom, three storey town house located in a popular residential area.

In brief, the accommodation comprises; an entrance hall, lounge/diner, and cloakroom to the ground floor. On the first floor, there are two bedrooms and a family bathroom. On the second floor, there are two further bedrooms and an en-suite shower room.

Externally there is an enclosed garden and allocated parking. This property additionally benefits from upvc double glazing and gas fired radiator heating and is located close to local amenities, main bus routes, shops, and well regarded schools.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

Kitchen
10'4" x 8'5" (3.15m x 2.19m)

Living/Dining Room
14'3" x 11'10" (4.36m x 3.62m)

Conservatory
9'9" x 8'9" (2.99m x 2.69m)

Master Bedroom
14'5" x 10'8" (4.40m x 3.27m)

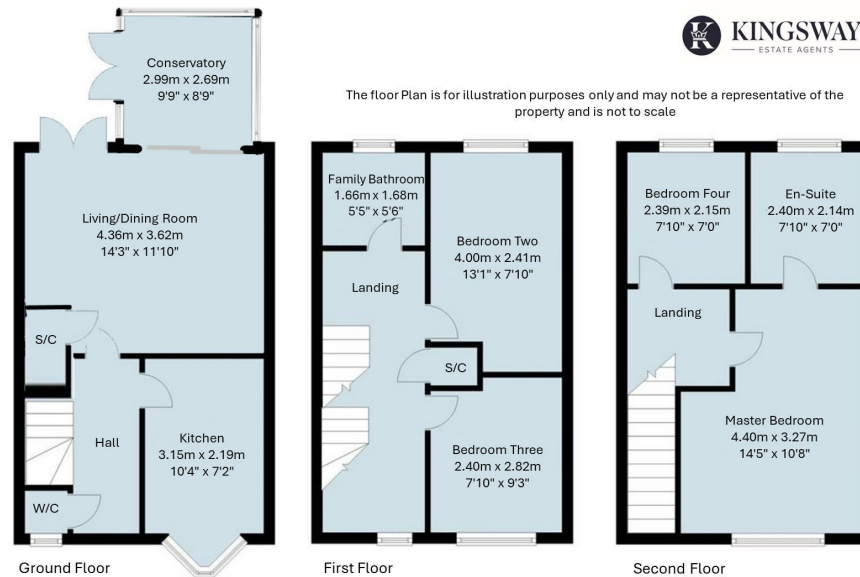
En-Suite
7'10" x 7'0" (2.40m x 2.14m)

Bedroom Two
13'1" x 7'10" (4.00m x 2.41m)

Bedroom Three
7'10" x 9'3" (2.40m x 2.82m)

Bedroom Four
7'10" x 7'0" (2.39m x 2.15m)

Family Bathroom
5'5" x 5'6" (1.66m x 1.68m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B	74	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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