



**Everest Road, Rugby CV22 6EX**





**welcome to**

## **Everest Road, Rugby**

Shipways will be conducting an open house event and would advise to call as soon as possible to avoid missing out on this fantastic three bedroom semi detached home.

### **Agent Note**

The Council Tax Band is D.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Lounge**

26' 5" Max x 21' 6" Max ( 8.05m Max x 6.55m Max )  
Double Glazed window to the front

### **Kitchen/diner**

Irregular Shaped Room 17' x 16' 4" ( 5.18m x 4.98m)  
Double Glazed window to rear

### **Bedroom 1**

11' 1" x 10' 1" ( 3.38m x 3.07m )  
Double glazed window to the front

### **Bedroom 2**

7' 8" x 7' 5" ( 2.34m x 2.26m )  
Double glazed window to the front

### **Bedroom 3**

12' 1" x 10' 1" ( 3.68m x 3.07m )  
Double glazed window to the rear





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welcome to

## Everest Road, Rugby

- Three Bedroom
- Semi Detached
- Driveway and Garage.
- No Onward Chain.
- Highly sought after Location.

Tenure: Freehold EPC Rating: C

offers over

**£270,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
RGY108585 - 0021

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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