



Southey Road, Rugby CV22 6HF



welcome to

Southey Road, Rugby

Shipways will be conducting an open house event on this property and viewings are arranged by appointment only, please call today to arrange your viewing!

Agent Note

The Council Tax Band is C.

Lounge

14' 3" x 12' 1" (4.34m x 3.68m)

Double Glazed Bay Window to the front with radiator underneath ,Electric fireplace to the right

Kitchen

9' 4" x 8' 6" (2.84m x 2.59m)

Built in electric oven with hob and extractor fan ,Douple glazed window to the rear ,Top and bottom cupboards

Bedroom 1

12' 2" x 9' 7" (3.71m x 2.92m)

Double glazed window to the front ,Radiator to the rear with fitte wardrobes accross the side wall

Bedroom2

11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed window to the rear ,radiator to the right

Bedroom 3

8' 11" x 8' 3" (2.72m x 2.51m)

Dougle glazed window to the rear with radiator underneath





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welcome to

Southey Road, Rugby

- Three Bedroom
- Semi detached Bungalow.
- Driveway
- Front and rear Gardens.
- No onward Chain.

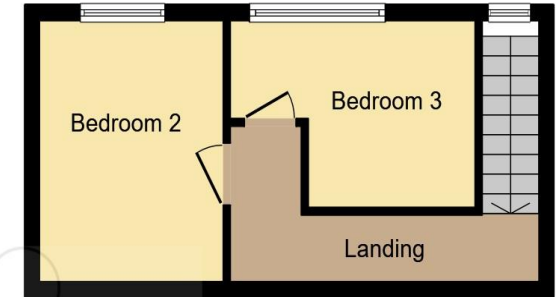
Tenure: Freehold EPC Rating: E

offers over

£230,000



Ground Floor



First Floor

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:
RGY108779 - 0008

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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