



**Hughes Close, Rugby CV21 1NT**

**welcome to**

## **Hughes Close, Rugby**

Shipways will be conducting an open house event on this property and all viewings are by appointment only, please call today to avoid missing out on this fantastic modern home.

### **Agent Note**

The Council Tax Band is D.

### **Cloak Room**

W/C toilet, sink basin, radiator.

### **Lounge**

12' 2" x 10' ( 3.71m x 3.05m )

Double glazed window to front, radiator to right, french doors to rear.

### **Kitchen**

17' 2" x 8' 11" ( 5.23m x 2.72m )

Gas hob, double glazed french doors to front, built in oven, top and bottom cupboards.

### **Bedroom One**

12' 4" x 9' 1" ( 3.76m x 2.77m )

Built in wardrobes, Double glazed window to front, radiator to right.

### **En Suite**

Double glazed window to rear, sink basin, toilet, double shower.

### **Bedroom Two**

10' x 10' 2" into max ( 3.05m x 3.10m into max )

Double glazed window to rear, radiator, built in wardrobes.

### **Bedroom Three**

6' 10" x 10' 2" ( 2.08m x 3.10m )

Double glazed window, radiator to front.

### **Bathroom**

Bath with shower, sink basin, toilet, double glazed window to front, radiator to right.





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## Hughes Close, Rugby

- THREE BEDROOM.
- SEMI DETACHED.
- 2018 BUILD.
- ENSUITE TO MASTER.
- KITCHEN/DINER.

Tenure: Freehold EPC Rating: B

**£340,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
RGY109168 - 0006

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