

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" \times 9' 1" (3.76m \times 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 ($3.05\,\mathrm{m}\,\mathrm{x}\,3.10\,\mathrm{m}$ into max) Double glazed window to rear, radiator, built in wardrobes.

Bedroom Three

 $6^{\circ}\,10^{\circ}\,x\,10^{\circ}\,2^{\circ}$ ($2.08m\,x\,3.10m$) Double glazed window, radiator to front.

Bathroom

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













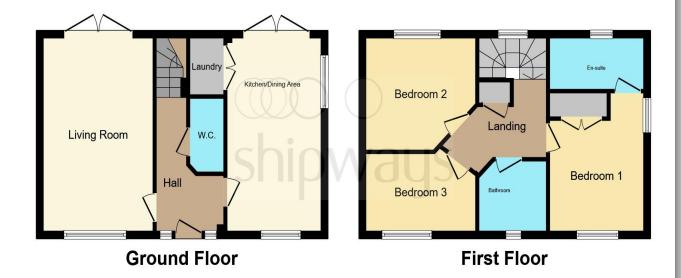
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- THREE BEDROOM.
- SEMI DETACHED.
- 2018 BUILD.
- ENSUITE TO MASTER.
- KITCHEN/DINER.

Tenure: Freehold EPC Rating: B

£340,000



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

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Property Ref: RGY109168 - 0006 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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