



Monck Lane, Rugby CV23 0XS

welcome to

Monck Lane, Rugby

Shipways will be conducting an open house event on this property and viewings are arranged by appointment only please call today to avoid missing out on this fantastic three bedroom semi detached home built in 2018.

Agent Note

The Council Tax Band is C.

Lounge

15' 7" x 12' 1" (4.75m x 3.68m)

Double glazed patio doors, radiator.

Kitchen

10' 1" x 11' 4" (3.07m x 3.45m)

Double glazed window, boiler, built in oven and hob, radiator, top and bottom wall units.

Landing

Radiator.

Bedroom One

9' 10" x 11' 4" (3.00m x 3.45m)

Double glazed window, radiator.

En Suite

Shower, toilet, sink basin, double glazed window.

Bedroom Two

8' 9" x 10' 11" (2.67m x 3.33m)

Double glazed window, radiator.

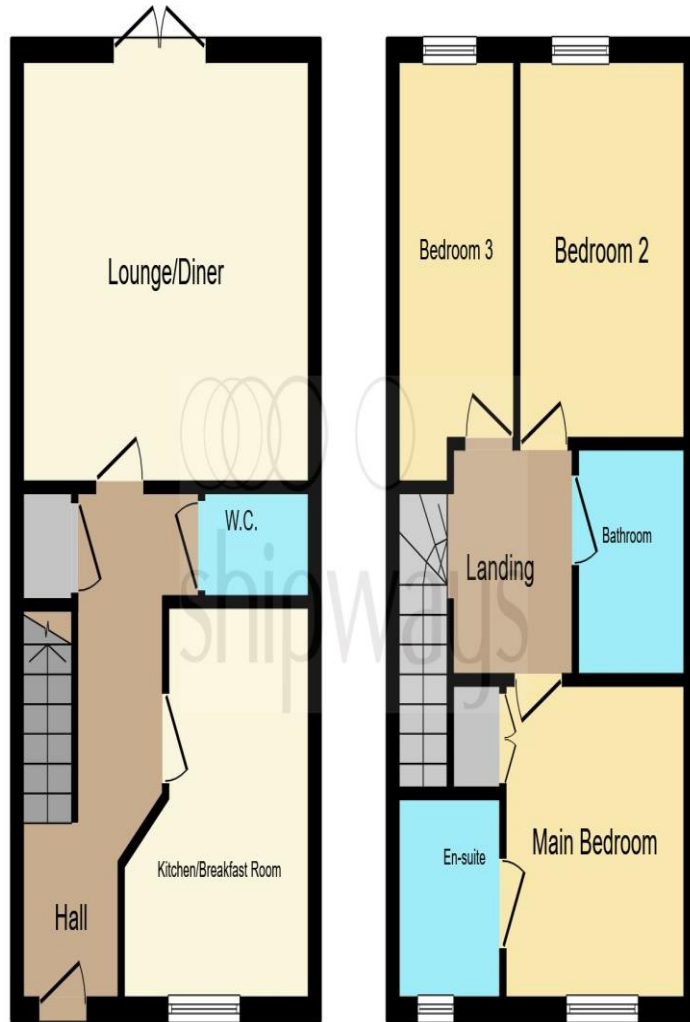
Bedroom Three

12' 2" x 6' 7" (3.71m x 2.01m)

Double glazed window, radiator.

Bathroom

Bath tub, sink basin, wall mounted radiator.



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



welcome to
Monck Lane,
Rugby

- THREE BEDROOMS
- SEMI DETACHED.
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- CLOSE TO TRANSPORT LINKS
- DRIVEWAY FOR TWO CARS.

Tenure: Freehold EPC Rating: B

£270,000



view this property online shipways.co.uk/Property/RGY109231



Property Ref:
RGY109231 - 0007

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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

shipways



01788 574641



Rugby@shipways.co.uk



24 Regent Street, RUGBY, Warwickshire, CV21
2PY



shipways.co.uk