

Eastlands Road, Rugby, CV21 3RR



## welcome to

# Eastlands Road, 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 modern family home.













**Agent Note** The Council Tax Band is C.

**Lounge** 14' 1" x 12' 6" into French doors ( 4.29m x 3.81m into French doors ) Gas fire, radiator.

**Second Reception Room** 9' 11" x 9' 11" ( 3.02m x 3.02m ) Double glazed window, radiator.

**Kitchen/Dining Room** 24' 7" x 10' 8" (7.49m x 3.25m ) Double glazed window, top and bottom wall units, gas hob, extractor, built in oven, dinning room, pantry side door.

**W/C** Brand new w/c.

**Conservatory** 11' 11" x 11' 7" ( 3.63m x 3.53m ) Two radiators, door to garden.

**Utility Room** 5' 3" x 15' 4" ( 1.60m x 4.67m ) Skylight, two doors. **Landing** Radiator, loft hatch, stairs to loft space.

Bedroom One 14' 1" x 12' (4.29m x 3.66m) Double glazed window, radiator.

**En-Suite** Shower, toilet, w/c.

**Bedroom Two** 10' x 10' 1" ( 3.05m x 3.07m ) Double glazed window, radiator.

**Bedroom Three** 7' 10" into wardrobes x 10' 6" into max ( 2.39m into wardrobes x 3.20m into max ) Double glazed window, radiator.

#### Bathroom

Bath with shower, vanity sink, two double glazed windows, radiator.

**Second Floor** 15' 6" x 7' 7" ( 4.72m x 2.31m ) Loft space room one, two skylights.

Second Floor 8' 2" x 8' 10" ( 2.49m x 2.69m ) Loft space room two, one skylight.

**Rear Garden** Grass area, paved area, shed area.





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# **Eastlands Road, Rugby**

- EXTENDED SEMI DETACHED.
- THREE BEDROOMS.
- DRIVEWAY.
- MULTIPLE RECEPTION ROOMS.
- EN-SUITE TO MASTER. .

Tenure: Freehold EPC Rating: D

offers over

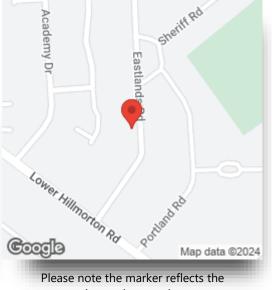
£350,000





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postcode not the actual property

The Property Ombudsman

Property Ref: RGY109166 - 0002 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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# shipways



01788 574641



Rugby@shipways.co.uk

24 Regent Street, RUGBY, Warwickshire, CV21 2PY



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shipways.co.uk