



**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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welcome to

## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RGY109166 - 0002

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