



Montague Road, Rugby, CV22 6LU

welcome to

Montague 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 three bedroom chalet style bungalow.



Agent Note

The Council Tax Band is C.

Shower Room

Downstairs w/c, toilet, sink basin, window and shower.

Lounge

27' x 11' 9" (8.23m x 3.58m)

Bi fold doors, lounge/diner area, two radiators.

Kitchen

14' 1" x 7' 6" (4.29m x 2.29m)

Top and bottom wall units, hob and oven built in, extractor, built in dishwasher, double glazed doors.

Landing

Two storage cupboards.

Bedroom One

16' 2" x 10' into max (4.93m x 3.05m into max)

Storage cupboard, double glazed windows, radiator.

Bedroom Two

10' 1" x 11' 9" (3.07m x 3.58m)

Double glazed window, radiator.

Bedroom Three

8' 8" x 9' 6" (2.64m x 2.90m)

Double glazed window, built in storage cupboard, radiator.

Bathroom

Built in bath, toilet, sink, wall mounted radiator, double glazed window.

Rear Garden

Paved Gated rear garden, shed and garage.

Outbuildings

27' 2" x 16' 4" (8.28m x 4.98m)

Power, work station.



view this property online shipways.co.uk/Property/RGY109242



welcome to

Montague Road, Rugby

- SEMI DETACHED.
- CHALET STYLE BUNGALOW.
- THREE GENEROUS SIZED BEDROOMS.
- SHOWER ROOM AND BATHROOM.
- DRIVEWAY.

Tenure: Freehold EPC Rating: D

offers over

£290,000



view this property online shipways.co.uk/Property/RGY109242

Please note the marker reflects the
postcode not the actual property



Property Ref:
RGY109242 - 0003

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