

**Jubilee Street, Rugby CV21 2JJ** 



## welcome to

# **Jubilee Street, Rugby**

Shipways is conducting an open house event and advise to call to avoid missing out on this fantastic home situated walking distance from Rugby town centre.

# **Agent Note**

The Council Tax Band is A.

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

### Lounge

14' 6" x 10' (4.42m x 3.05m) Double glazed front window, radiator.

# **Dining Room**

13' 8" x 10' 8" ( 4.17m x 3.25m ) Double glazed window to rear, radiator, storage cupboard.

#### Kitchen

8' 11" x 6' 8" ( 2.72m x 2.03m ) Top and bottom cupboards, sink, double glazed window to rear, double glazed door to rear.

#### **Bedroom One**

13' 10" x 9' 10" (  $4.22m \times 3.00m$  ) Double glazed window to front, radiator.

### **Bedroom Two**

10' 7" x 13' 9" ( 3.23m x 4.19m ) Double glazed window to rear, radiator.

#### **Bathroom**

Sink, toilet, double glazed window to side, bath with shower, radiator.

### **Rear Garden**

Astro turfed rear garden, separate fence half way down.













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# **Jubilee Street, Rugby**

- Two bedroom End Of Terraced
- Popular Residential Location and Convenient for Rugby Town Centre
- No On Ward Chain
- Separate Lounge And Dining Room
- Large Rear Garden

Tenure: Freehold EPC Rating: D

offers over

£180,000



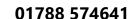
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: RGY109606 - 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 quidance 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

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