



Oakfield Road, Rugby CV22 6AU

welcome to

Oakfield Road, Rugby

- THREE BEDROOMS
- SEMI-DETACHED
- LANDSCAPED REAR GARDEN
- SOUTH FACING GARDEN
- SOUGHT AFTER AREA

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£270,000

Shipways will be conducting an open house event on this property and viewings are by appointment only so please call to avoid missing out on this fantastic family home in a highly popular area of New Bilton.



Lounge

10' x 12' 8" into bay (3.05m x 3.86m into bay)

Agent Note

Kitchen

15' 2" x 17' 11" (4.62m x 5.46m)

Bedroom One

8' 11" x 12' 8" (2.72m x 3.86m)

Utility Room

6' 1" x 5' 4" into max (1.85m x 1.63m into max)

Bedroom Three

8' 11" x 6' 1" (2.72m x 1.85m)

Bedroom Two

9' 6" x 10' (2.90m x 3.05m)

Rear Garden

Bathroom

view this property online shipways.co.uk/Property/RGY109758



Property Ref:

RGY109758 - 0005

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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01788 574641



Rugby@shipways.co.uk



24 Regent Street, RUGBY, Warwickshire, CV21 2PY



shipways.co.uk