



**South Street, Rugby CV21 3SF**

## welcome to South Street, Rugby

- Terraced Property
- Two Double Bedrooms
- Separate Sitting Room And Dining Room
- Utility Room
- Enclosed Rear Garden

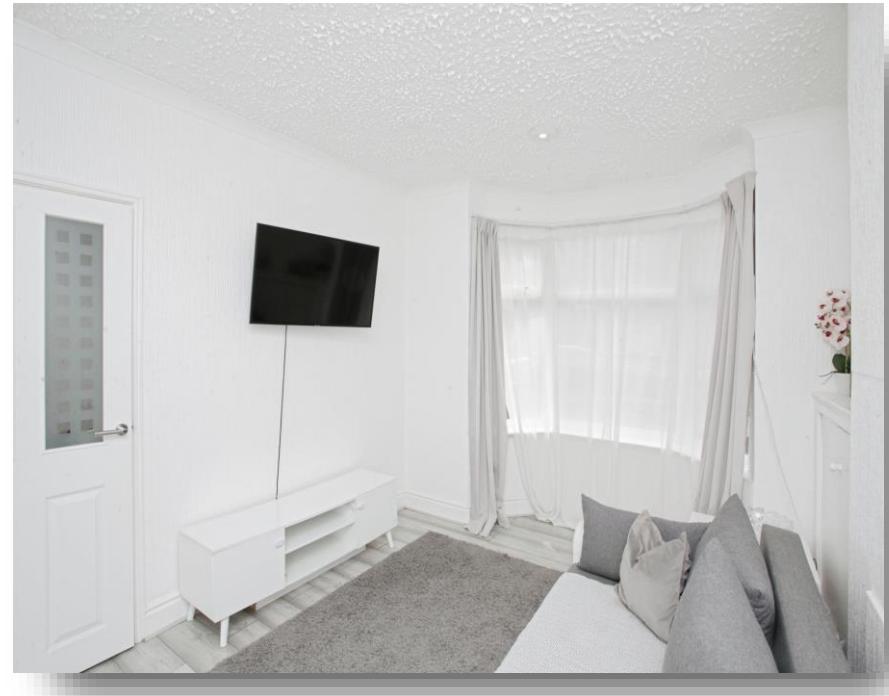
Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£180,000**

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.



**view this property online** [shipways.co.uk/Property/RGY109916](http://shipways.co.uk/Property/RGY109916)

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.



**Property Ref:**

RGY109916 - 0002

### Agent Note

#### Lounge

10' 8" x 9' 4" ( 3.25m x 2.84m )

#### Dining Room

11' 5" x 9' 5" ( 3.48m x 2.87m )

#### Kitchen

#### Family Bathroom

#### Bedroom One

14' 8" x 11' 2" ( 4.47m x 3.40m )

#### Bedroom Two

11' 6" x 9' 6" ( 3.51m x 2.90m )

#### Garden



**01788 574641**



Rugby@shipways.co.uk



24 Regent Street, RUGBY, Warwickshire, CV21 2PY



**shipways.co.uk**