



**Elder Avenue, Rugby CV21 1TE**

**welcome to**

## **Elder Avenue, Rugby**

- TERRACED.
- THREE BEDROOMS.
- MODERN KITCHEN AND DINING AREA.
- SMALL UTILITY SPACE.
- DOWNSTAIRS W.C.

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over

**£270,000**

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 three bedroom home situated in Eden Park.



### **Agent Note**

#### **Lounge**

14' 7" x 12' 6" ( 4.45m x 3.81m )

#### **Kitchen**

11' 8" x 11' 7" ( 3.56m x 3.53m )

#### **Utility Room**

5' 5" x 3' 10" ( 1.65m x 1.17m )

#### **Landing**

#### **Bedroom One**

8' 7" x 9' 5" plus wardrobes ( 2.62m x 2.87m plus wardrobes )

#### **En Suite**

#### **Bedroom Two**

13' max into wardrobe x 8' 7" ( 3.96m max into wardrobe x 2.62m )

#### **Bedroom Three**

6' 3" x 7' 6" ( 1.91m x 2.29m )

#### **Bathroom**

#### **Rear Garden**

**view this property online** [shipways.co.uk/Property/RGY110076](http://shipways.co.uk/Property/RGY110076)



#### **Property Ref:**

RGY110076 - 0005

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