



3 Harebell Way, Rugby, CV23 0TT

Guide Price £390,000

A four-bedroom detached home situated in the Strawberry Fields residential area; offering substantial accommodation over two floors with modern a fitted kitchen, a generous utility room, refitted shower room, a block paved driveway with ample off road parking and garage.

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666

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Branches across the region and an office in central London

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LOCATION

Boughton Vale is located North of Rugby with easy access to the surrounding road networks including M6, M1, A5 and A14. There is a wide range of amenities on the doorstep including the newly developed Elliot's Field Retail Park with a variety of shopping choices and a Tesco's superstore. There is a local primary school and Rugby Train Station is easily accessible offering the commuter a frequent service to London Euston which takes just under 50 minutes.

GROUND FLOOR

A porch with a double glazed door leads in to the entrance hall with doors leading into the ground floor rooms and stairs rising to the first floor. A modern kitchen, to the rear of the property, is fitted with high gloss units with built in cooking appliances to include, dishwasher, gas hob, electric oven and microwave with doors through to the utility room and dining room. The utility is equally well fitted with high gloss units and doors through to the garage and rear garden. The dining room is situated off the kitchen with double doors into the sitting room.

FIRST FLOOR

There are four bedrooms to the first floor, bedrooms two and three are to the rear of the property, with recess space for wardrobes. The master bedroom is fitted with a large range of built-in wardrobes and an ensuite shower room consisting of a white modern suite, a shower cubicle with a glass and chrome door, wash hand basin, WC and heated towel rail. The family bathroom completes the first-floor accommodation and is fitted with double walk in shower cubicle with a glass screen, WC, wash hand basin and a heated towel rail.

OUTSIDE

To the front of the property is an imprinted concrete driveway with ample parking for three/four cars and access to the single garage. There is a front lawn with mature planting and a gate to the side accessing the rear garden. The private rear garden is mostly laid to lawn with a patio area for outdoor entertaining and mature shrubs and plants.

LOCAL AUTHORITY

Rugby Borough Council - Tel:01788-533533.

Council Tax Band -TBC

VIEWING

Strictly by prior appointment via the agents Howkins & Harrison. Contact Tel:01327-316880.

FIXTURES AND FITTINGS

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

SERVICES

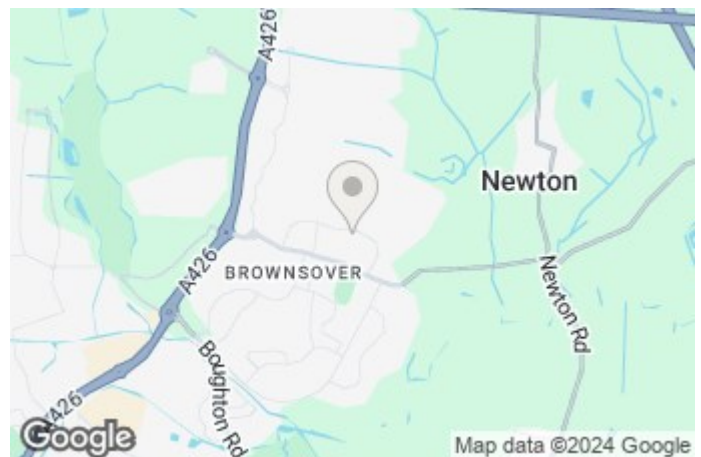
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

IMPORTANT NOTICE

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





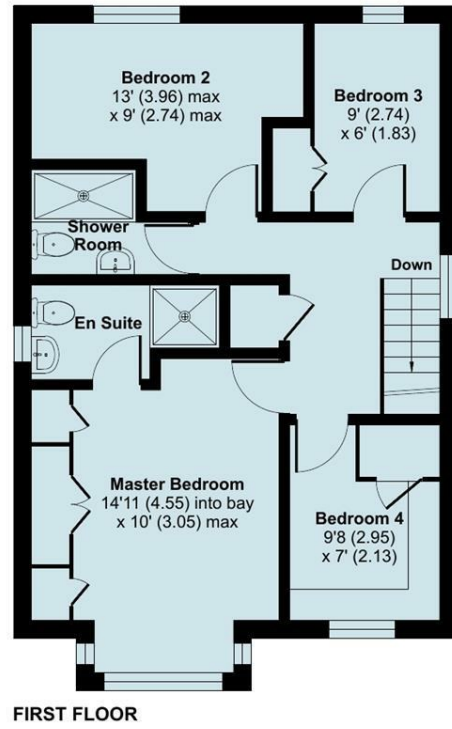
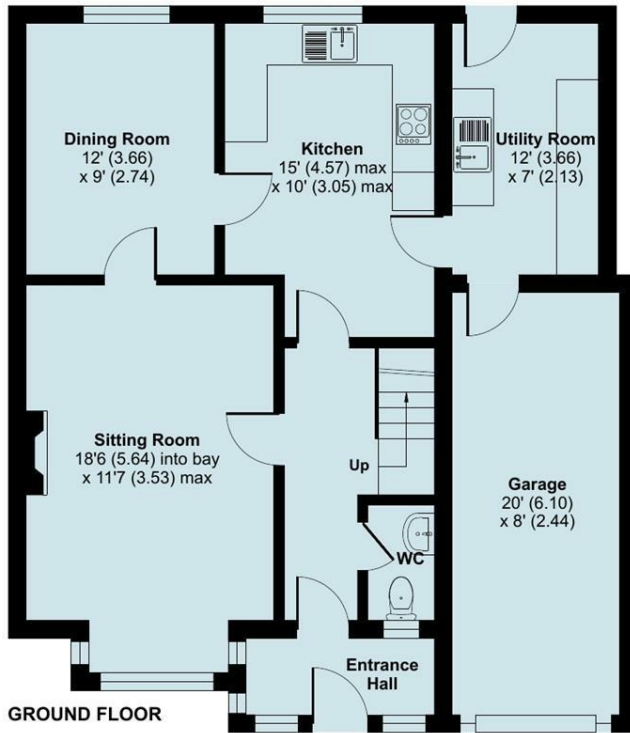
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Approximate Area = 1281 sq ft / 119 sq m

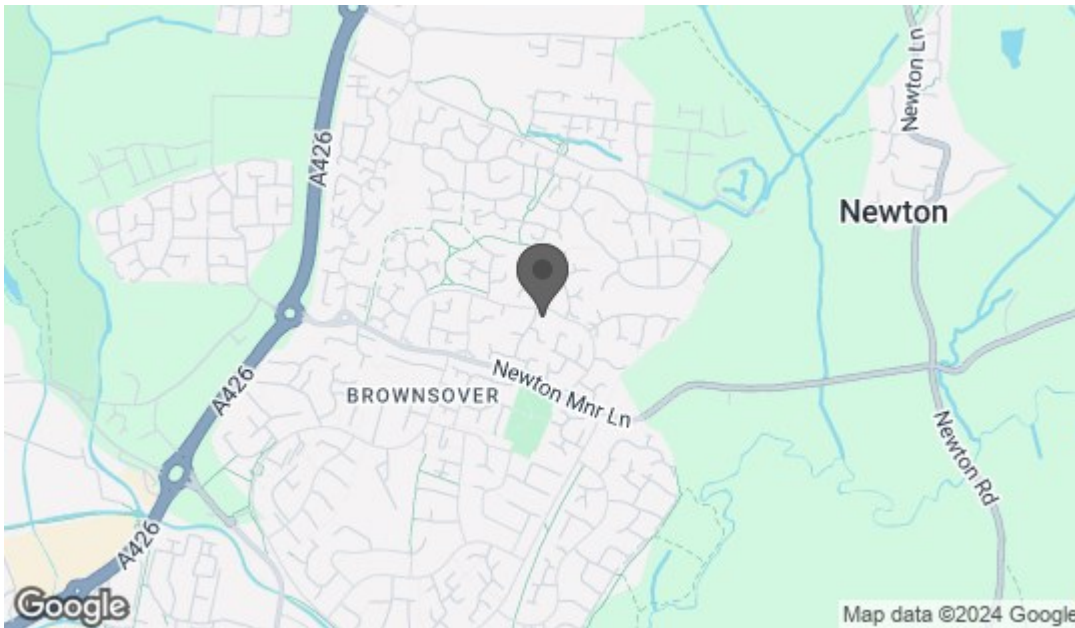
Garage = 161 sq ft / 15 sq m

Total = 1442 sq ft / 134 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Howkins & Harrison. REF: 1154342



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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