

OULTON ROAD, RUGBY, CV21

£330,000 | 4 Bed House - Detached

BELVOIR!



BELVOIR! are pleased to offer for sale this four bedroom detached house in Rugby, in a great location with the M6, the mainline railway station and the facilities of Elliott's Field close by. The property enjoys a classic layout with a living room, kitchen +utility room, and a separate dining room on the ground floor. Upstairs there are 4 bedrooms and 2 bathrooms. There is off-road parking and a single garage to the rear.

- Four Bed Detached
- Single Garage
- Superb Location
- Private Garden
- EPC C Rated

COUNCIL TAX BAND: D

Draft Details.

At the time of print, these particulars are awaiting approval from the vendor(s).

Disclaimer.

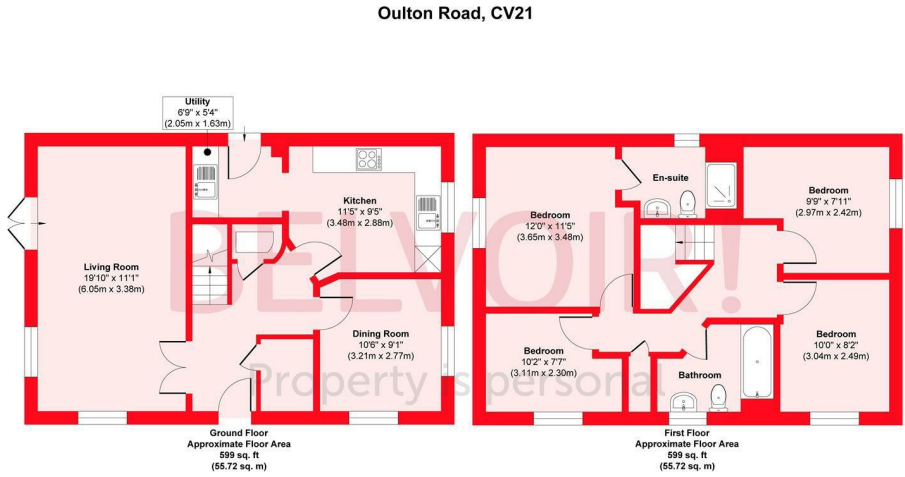
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		78	
(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	



Approx. Gross Internal Floor Area 1198 sq. ft / 111.44 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

