

BEECH COURT, RUGBY, CV22

£155,000 | 2 Bed House - Semi-Detached

BELVOIR!



Belvoir is pleased to offer this two bedroom house in Hillmorton, situated in a quiet cul-de-sac which is ideally located for access to local facilities. It comprises a living room, separate kitchen, 2 bedrooms and a bathroom. There are 2 allocated parking spaces outside. Please note there is NO GARDEN.

This is a freehold property, but it has an annual service charge of circa £1300 which covers buildings insurance and maintenance of the estate / area outside.

This is an ideal investment property which would achieve a rental in the region of £800pcm.

COUNCIL TAX BAND: B

- VERY CLOSE TO SHOPS
- 2 PARKING SPACES
- FREEHOLD
- AVAILABLE TENANTED
- EPC E RATED

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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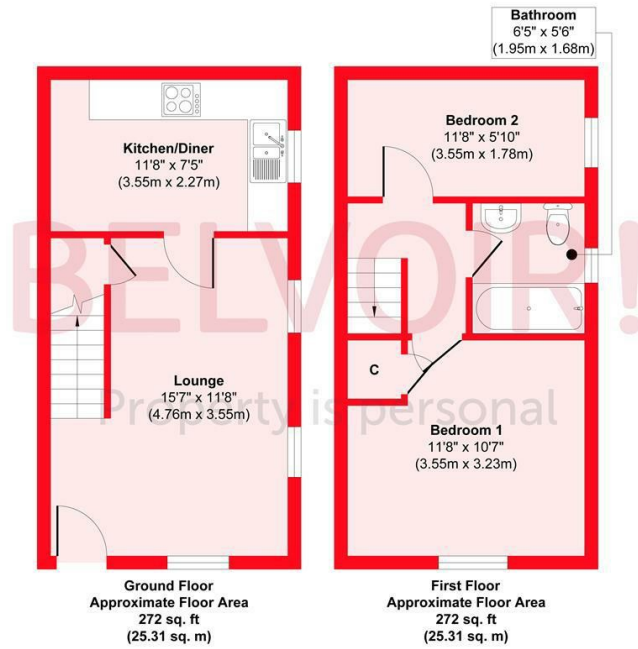
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 544 sq. ft / 50.62 sq. m
 Illustration for identification purposes only. Measurements are approximate, not to scale.
 Produced by Elements Property

