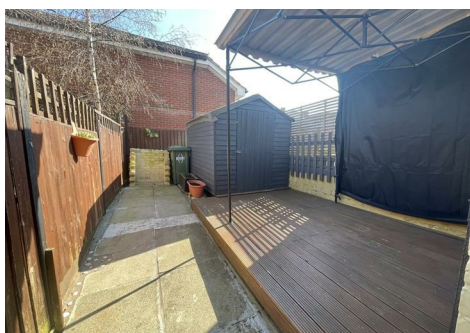


**CAMBRIDGE STREET, RUGBY, CV21**

£170,000 | 2 Bed House - Mid Terrace

**BELVOIR!**



BELVOIR! is pleased to offer this two bedroom Victorian terrace property in close proximity to the town centre and the mainline railway station. Offered to the market in good clean internal order the accommodation comprises a large living room, kitchen, and bathroom to the rear. Upstairs there are 2 bedrooms and externally there small courtyard garden with storage, to the rear.

This is a FREEHOLD property with NO CHAIN.

COUNCIL TAX BAND: A

- TWO BEDROOM PROPERTY
- COURTYARD GARDEN
- DOWNSTAIRS BATHROOM
- NO CHAIN
- WALKING DISTANCE TO TOWN CENTRE AND STATION

### **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.

### **DRAFT DETAILS**

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



CAMBRIDGE STREET, RUGBY, CV21

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BELVOIR!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	81
(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

