

## BLYTH CLOSE, RUGBY, CV22

£340,000 | 3 Bed House - Mid Terrace

# BELVOIR!



This is a 3/4 bedroom town house in the popular location of Cawston. Offered to the market in excellent condition, and ideal if you want a property that's ready to move in, the accommodation is set over three floors

- on the ground floor there's a study / bed 4, plus utility room, w/c and the single garage that could easily be converted to additional living accommodation subject to the necessary consents.
- on the middle floor there's an open plan kitchen / dining / living area, which offers an excellent family area.
- on the upper floor there are 3 bedrooms and 2 bathrooms.

COUNCIL TAX BAND: E

- SMARTLY PRESENTED
- CUL-DE-SAC LOCATION
- POTENTIAL TO CONVERT GARAGE
- READY TO MOVE IN
- EPC C RATED
- NO CHAIN
- OFF ROAD PARKING

**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.



Energy Efficiency Rating

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

Current

Potential

73

85

England & Wales

EU Directive 2002/91/EC

