



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Loverock Crescent, Rugby, CV21 4AS

£335,000

3 1 2



***** GREAT SCHOOL CATCHMENT AREA ***** This double bay fronted semi-detached home is located on Loverock Crescent, Hillmorton. With it's bay windows and high ceilings, open plan living/dining area and three bedrooms, this home is perfect for the next step, whether it be a first time buy or upsize. Located in a good area with strong schooling, local shops and parkland nearby. Benefitting from two double bedrooms, one single, modern first floor bathroom, kitchen and delightful living area with bay windows to either end. With a driveway, single detached garage and generous garden space. It's in a great spot, and should be viewed quickly. EPC D. C/ Tax Band C.

GENERAL INFORMATION - TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. **SERVICES:** all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

PROPERTY BUILD TYPE: We are advised that the property is of Standard construction - Brick with Slate/tile roof. **BROADBAND:** Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information. **LOCAL AUTHORITY:** Rugby. **COUNCIL TAX BAND:** C. **ENERGY PERFORMACE RATING:** D

FLOOD RISK - Very Low. **FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale. **MEASUREMENTS:** the measurements provided are given as a general guide only and are all approximate. **VIEWING:** by prior appointment through the Sole Agents



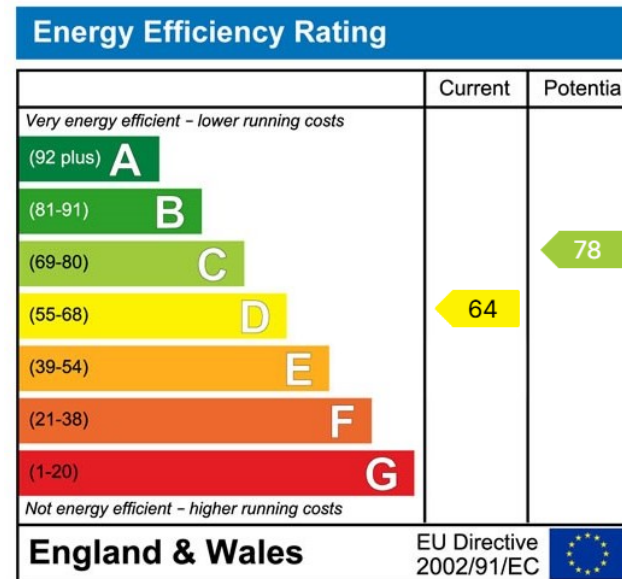
Disclaimer: These property particulars are draft and



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Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, levels and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their efficiency or life span.
Made with floorplan 12/2011

- Semi Detached Home
- Sought after location
- Three bedrooms
- Bay Fronted
- Open Plan Living/Dining area
- Modern Kitchen & Bathroom
- Gas c/h & uPVC d/g
- Driveway & Garage
- Patio & good Garden space
- EPC tbc. C/Tax Band C



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