



Lancaster Road, Rugby, CV21

£300,000

The Property Experts UK

| 07917 824057





- Semi Detached House
- 3 Double Bedrooms
- 2 Reception Rooms
- Kitchen Diner
- Utility Room
- Downstairs WC
- Large Rear Garden
- No Chain

Situated in Rugby town centre and on the doorstep of the picturesque Caldecott Park, providing access to a wide range of shops, restaurants and everyday amenities also only a short walk to Rugby train station for those who commute.

In need of some modernisation, the property in brief comprises; entrance hallway with original period flooring, living room, dining room, kitchen diner, utility room and a downstairs WC.

To the first floor are three double bedrooms and a family bathroom.

The property benefits from a boarded loft area with windows.

On offer with no onward chain.

Property & Services information:

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Ultrafast broadband (FTTP) is available in the area via cable.

Utilities: Mains electricity and mains water connected. gas boiler & central heating system.





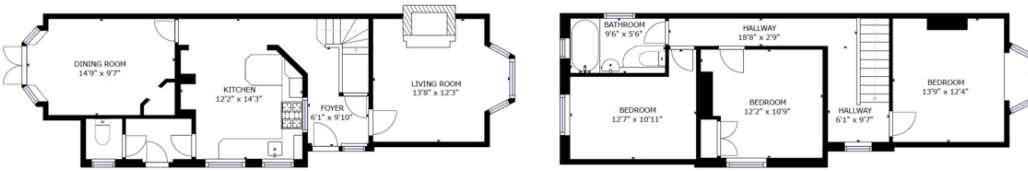
 3

 1



1192 sq ft





FLOOR 1

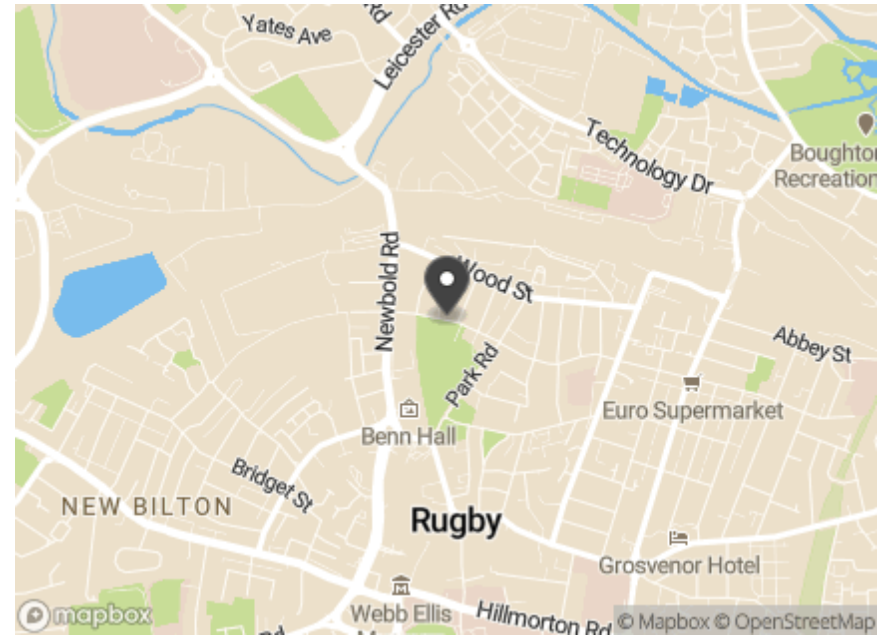
FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 592 sq ft, FLOOR 2: 600 sq ft
 TOTAL: 1192 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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