

BELVOIR!

Property is personal

£335,000

Wych-Elm Close

Rugby, CV22 7TH

PROPERTY SUMMARY

This is a 4 bedroom detached property which is a few minutes walk from Bilton School. The home enjoys a convenient position within walking distance of a range of local amenities, including well-regarded schools, local shops and a popular pub / restaurant. Excellent transport links are also close at hand, with easy access to the M1, M6 and A45, making this an ideal choice for commuters as well as families seeking both comfort and connectivity.

The accommodation comprises a large living room, an extended kitchen, a w/c and a utility area with storage on the ground floor. Upstairs there are 4 bedrooms - all arguably doubles - and a family bathroom. The potential exists to modify the layout subject to the necessary consents, possibly by extending to the rear.

There is off street parking and square rear garden laid mainly to lawn. This is an ideal and well presented property for a family to put their stamp on and make their home.

4



1



2

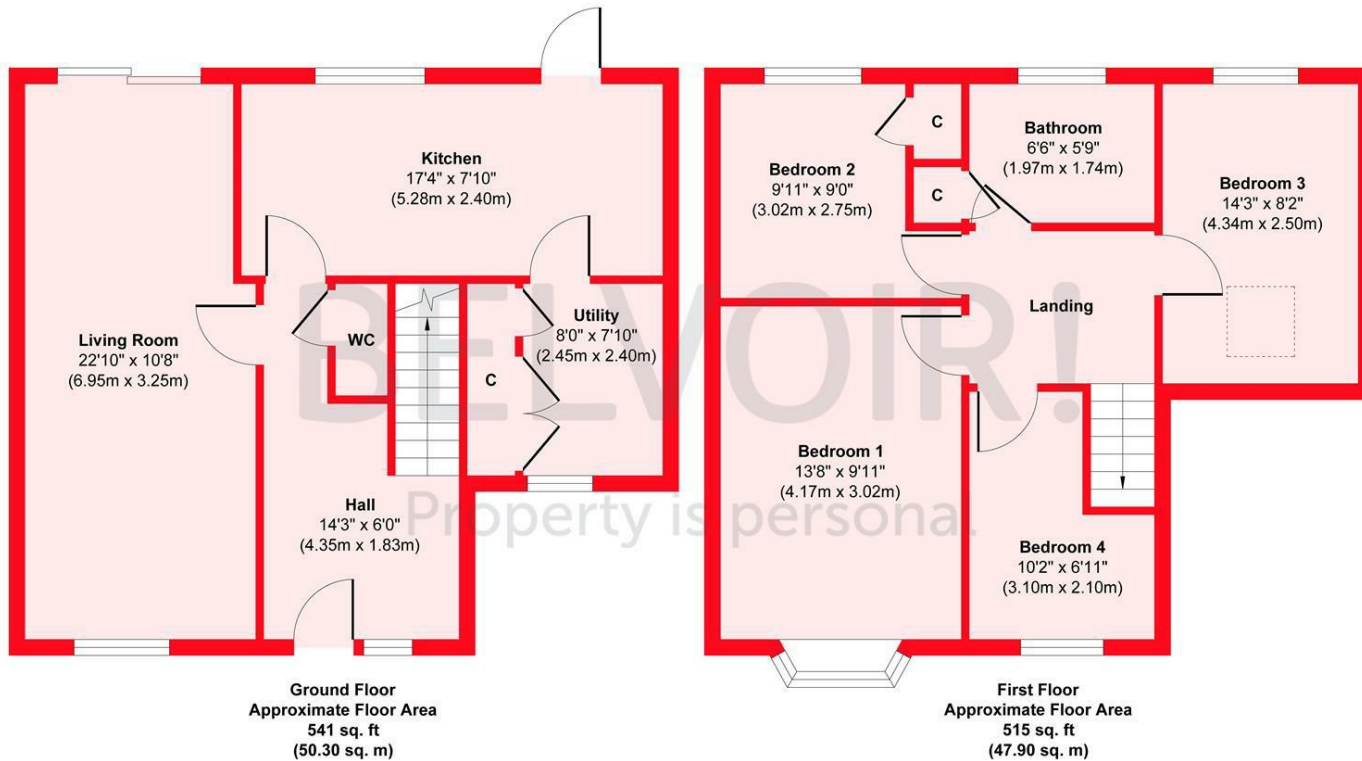








Wych-Elm Close, CV22



Approx. Gross Internal Floor Area 1056 sq. ft / 98.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

LOCAL AUTHORITY

Rugby

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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