



House

**37 HOWKINS ROAD,  
RUGBY, CV21 1BP**

**£1,400**

### FEATURES

- AVAILABLE NOW!
- Lounge/dining room & modern fitted kitchen
- Modern bathroom with shower
- Off-road parking for 2 cars
- 3 bed semi detached
- Newly decorated throughout & new carpets
- Garden for outdoor enjoyment
- Semi-detached house



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# 3 Bedroom House located in Rugby

A beautifully refurbished three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 861 square feet, the property has been newly decorated throughout, ensuring a fresh and inviting atmosphere for its future occupants.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The modern fitted kitchen is a highlight, equipped with contemporary appliances and stylish finishes, making it a delightful space for culinary enthusiasts. The property also boasts a well-appointed bathroom featuring a convenient shower.

Outside, the garden offers a lovely area for outdoor enjoyment, while the hard standing off-road parking accommodates up to two vehicles, providing both convenience and security. This unfurnished home is available for a long let from the end of March, making it an ideal choice for families or professionals seeking a comfortable and well-located residence. Close to major road networks M6, M1 and A14. Also close proximity to Rugby Train Station with London Euston less than 55 mins away.

With an Energy Performance Certificate rating of C and a Council Tax Band B, this property not only promises a modern lifestyle but also offers energy efficiency and affordability. Don't miss the opportunity to make this delightful house your new home in Rugby.

Call us on

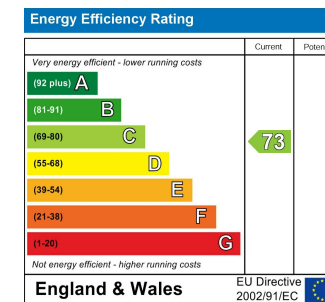
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## Council Tax Band

**B**



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 are advised to recheck the measurements.

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