

New Street,Rugby CV22 7BE

shipways

welcome to

New Street,Rugby

Shipways will be conducting an open house event on this property and viewings are arranged by appointment only, please call to avoid missing out on this ideal first time purchase.













Agent Note
Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying out identity and anti-money laundering checks.

Lounge/Dining
22' 5" into bay x 10' 7" (6.83m into bay x 3.23m)
Double glazed bay window, two radiators, gas fire.

Kitchen
12' 5" x 8' 11" (3.78m x 2.72m)
Top and bottom wall units, built in oven and hob, double glazed window, understairs storage.

Utility Room
7' 7" x 4' 11" (2.31m x 1.50m)
Double glazed door to garden, radiator.

Landing
Loft access, storage cupboard.

Bedroom One
12' 8" plus recess x 10' 5" (3.86m plus recess x 3.17m)
Double glazed window, radiator.

Bedroom Two
11' 6" x 8' 8" (3.51m x 2.64m)
Double glazed window, radiator.

Bathroom
Bath with shower, toilet, built in cupboard, double glazed window, radiator, sink.

Rear Garden
Two tiered, paved and turfed area, fully enclosed, gate to shared access.

welcome to

New Street, Rugby

- MID TERRACE.
- TWO BEDROOMS.
- OPEN PLAN LIVING AREA.
- UTILITY SPACE.
- TWO TIERED REAR GARDEN.

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£170,000









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RGY110228

The Property Ombudsman

Property Ref:
RGY110228 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

shipways

01788 574641

Rugby@shipways.co.uk

24 Regent Street, RUGBY, Warwickshire, CV21 2PY

shipways.co.uk