



HR ESTATE AGENTS

3 Bedrooms

House

Price Guide

£270,000

Located in

Rugby





Onley Park

Rugby | CV23 8AN



Zacharias Ermogenous is proud to present this family home situated within Onley Park, Willoughby, a well-regarded residential area positioned to the south of Rugby, conveniently located just off the A45. The village enjoys excellent access via local roads and motorway links, making it ideal for commuters travelling to surrounding locations including Rugby, Daventry and Leamington Spa, as well as further afield.

In brief, the accommodation comprises a welcoming entrance porch leading into a larger than average lounge, providing a comfortable space to relax. To the rear is a spacious open-plan kitchen/dining room, ideal for modern living and entertaining, and fitted with a integrated oven. Additional practical space is provided by a separate utility room, while the conservatory offers a versatile second reception area with pleasant views over the garden.

To the first floor, the property offers three well-proportioned bedrooms, all well suited to family living, along with a refitted family bathroom finished to a contemporary standard.

Further benefits include uPVC double glazing and gas-fired central heating, ensuring year-round comfort and efficiency.

Externally, the property features a front garden and off-road parking for several vehicles, while the rear garden offers an excellent degree of privacy, creating an ideal outdoor space for relaxing, entertaining, or family use.

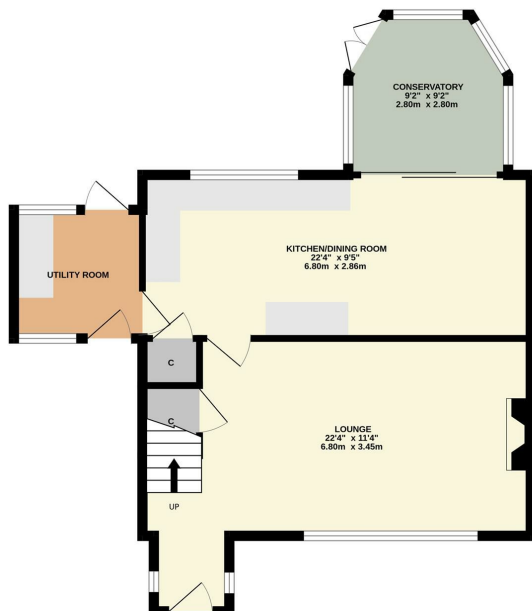
Onley Park

£270,000 Freehold

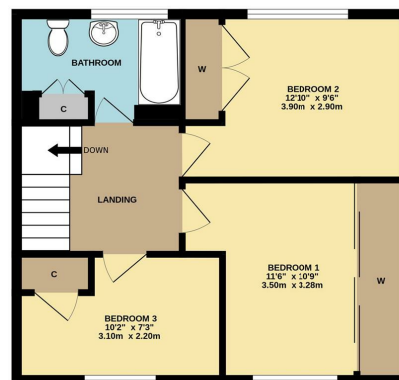


- Open Plan Kitchen Diner
- Perfect Family Home
- Refitted Family Bathroom
- Multi-Car Driveway
- Log Burner
- Utility Room
- Quiet Location

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band B

Local Authority

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.

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

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