

Hawlands,Rugby CV21 1JR

shipways

welcome to

Hawlands,Rugby

Shipways will be conducting an open house event on this property and viewings are arranged by appointment only, please call today to avoid missing out on this fantastic two bedroom detached bungalow.













Agent Note
The Council Tax Band is C.

Lounge
10' 11" x 16' 10" (3.33m x 5.13m)
Electric radiator, air conditioning, double glazed sliding door.

Conservatory
10' 3" x 10' 10" (3.12m x 3.30m)
Double glazed door to front and side.

Bedroom One
10' 11" into max x 14' 2" (3.33m into max x 4.32m)
Double glazed window to front, radiator.

Bedroom Two
8' 7" x 9' 8" (2.62m x 2.95m)
Double glazed window to front, fitted wardrobes, radiator.

Kitchen
9' 8" x 10' (2.95m x 3.05m)
Double glazed door to rear, double window to rear, top and bottom units, gas hob, electric fire, radiator.

Bathroom
Shower, sink, toilet, towel rail, double glazed window to side.

Garden
Small patio area and a large turfed area with access to the garage to the rear side.

welcome to

Hawlands, Rugby

- DETACHED BUNGALOW.
- TWO DOUBLE BEDROOMS.
- DRIVEWAY AND GARAGE.
- CONSERVATORY.
- SOUGHT AFTER RESIDENTIAL LOCATION.

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£270,000









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RGY109976

The Property Ombudsman

Property Ref:
RGY109976 - 0005

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.

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