

**3 Bedroom House - Semi-Detached**  
**located on Fareham Avenue, Rugby**  
**Offers Over £315,000**

**UP Estates**



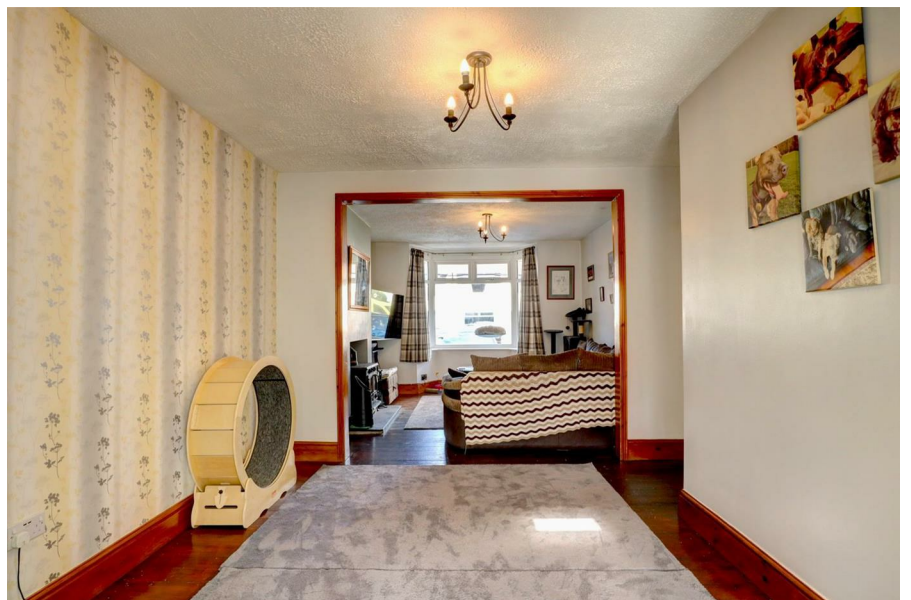
**\*\*Sought After Spot - Extended Bay Window Fronted Semi - Three Bedrooms - Handy Downstairs WC & Utility\*\* CHECK OUT THE FLOORPLAN ON THIS ONE - CALL US TO ARRANGE YOUR VIEWING TODAY!** Situated on the desirable Paddox estate in Rugby, this property provides excellent access to all local amenities. The well regarded Paddox Primary School and Ashlawn School are both within walking distance, along with a host of other amenities.

Rugby Railway Station offers commuters a direct intercity mainline service to Coventry, London Euston and Birmingham New Street in under one hour and there are excellent transport links to the Midland road and motorway networks.

The property benefits from heating via the multi fuel boiler stove, which heats upstairs via radiators, plus there is a separate heater in the hall, and hot water immersion tank and separate gas supply used primarily for the hob. Gas bills are low, at circa £150-£175 per annum, however there is some pipe infrastructure in situ and installing a gas fired combi boiler is viable should a purchaser wish to do so in due course, but the current owners very much see the benefit of the current setup.

## Offers Over £315,000

- Extended Bay Fronted Semi Detached
- Three Bedrooms
- Spacious Garage/Workshop to rear with vehicular access
- Downstairs WC & Utility Room
- Driveway Parking for Two Vehicles
- Through Lounge/Diner





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended

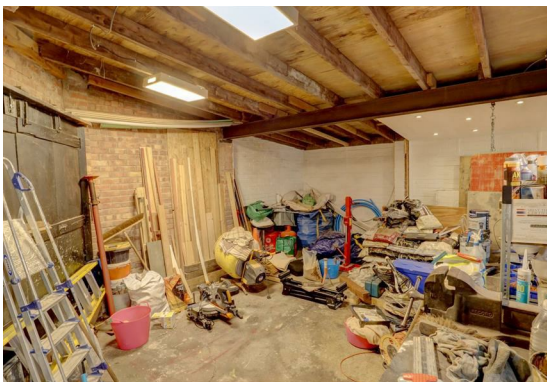


as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Fareham Avenue, Hillmorton, Rugby





Total Area: 89.2 m<sup>2</sup> ... 961 ft<sup>2</sup> excluding garage/workshop

All measurements are approximate and for display purposes only

## CONTACT

41 Regent Street  
Rugby  
CV21 2PE

E: [rugby@upestates.co.uk](mailto:rugby@upestates.co.uk)  
T: 01788 729922

 UP Estates