



House

40 ACADEMY DRIVE,
RUGBY,
WARWICKSHIRE, CV21
3UF

Per Calendar Month

£1,400 Per

FEATURES



HOWKINS &
HARRISON

3 Bedroom House located in Rugby

This beautifully presented three-bedroom semi-detached property offers contemporary styling and neutral décor throughout, making it an ideal first home for a professional couple or young family.

The property is well positioned for convenient access to the town centre, local schools, and leisure facilities, while also benefiting from excellent road and rail links, perfect for commuters.

Internally, the home features a spacious sitting room and a light and airy kitchen/diner complete with ceramic tiled flooring, alongside the added convenience of a downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms, including a master bedroom with en-suite, as well as a modern family bathroom.

Further benefits include double glazing throughout, gas central heating, an enclosed rear garden, and dedicated parallel parking for two vehicles. The property also benefits from the remaining three years of the NHBC warranty.

To view our Applicant & Tenant Fees, visit: howkinsandharrison.co.uk/applicant-and-tenant-fees

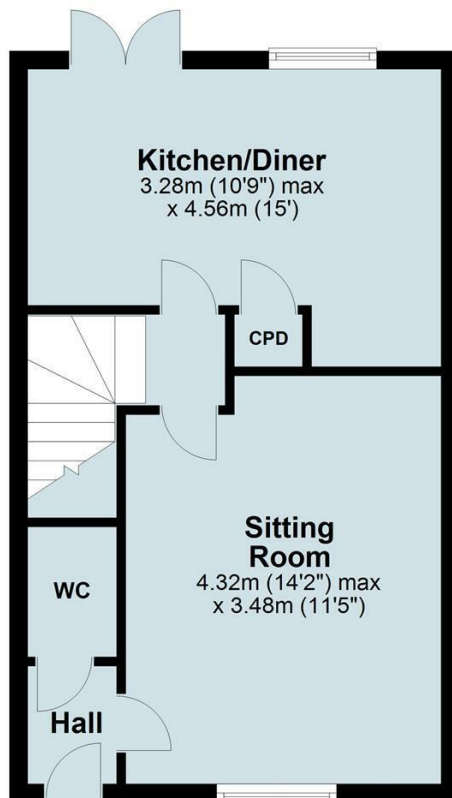
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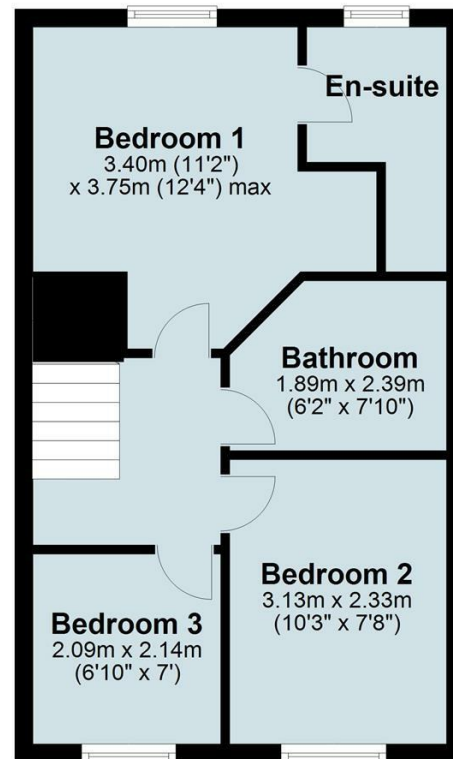
Council Tax Band

C

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.

**HOWKINS &
HARRISON**