



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

£175,000

Located in

Rugby





Bond Street

Rugby | CV21 2DA



Rockwell Allen is proud to present this three bedroom mid terrace property, The ground floor is designed for modern living. A bright open-plan lounge and dining area flows through to French doors opening onto the garden, making it ideal for entertaining or relaxing in the warmer months. The smart kitchen and spacious utility room keep everyday life running smoothly, and a well-appointed family bathroom completes the downstairs.

Upstairs, three generously sized bedrooms are served by a handy storage cupboard, while a good-sized loft offers excellent additional storage space with potential to extend (subject to the necessary consents).

Bond Street

£175,000 Freehold

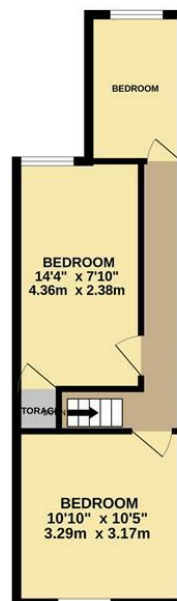


- Well presented property
- Close to Rugby train station and Ammenities
- Courtyard garden
- Three Bedrooms
- No onward chain
- Utility Room

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.1 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

Local Authority

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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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