



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Bawnmore Road, Rugby, CV22 6JP
£435,000

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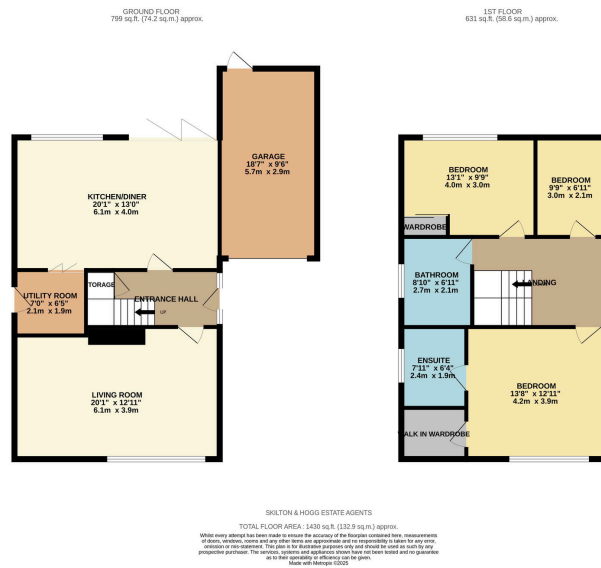
***** BEAUTIFULLY BILTON ***** A superb detached home located on a most sought after road in Rugby. Bawnmore road offers easy access to good schooling including Bawnmore Infant School and Bilton Junior School plus local amenities such as Sainsburys supermarket and local shops. The house has had a comprehensive refit over the last few years and now offers spacious, light and modern living space which includes an open plan Kitchen/diner with bi-fold doors out to the garden, large living room, three good sized bedrooms accessed from a spacious landing plus refitted ensuite and bathroom. With the benefit of a large driveway, garage to the side and generous garden with stone paved patio, this home is an ideal family residence and must be viewed. EPC C. C/Tax Band E.

GENERAL INFORMATION - TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. **SERVICES:** all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

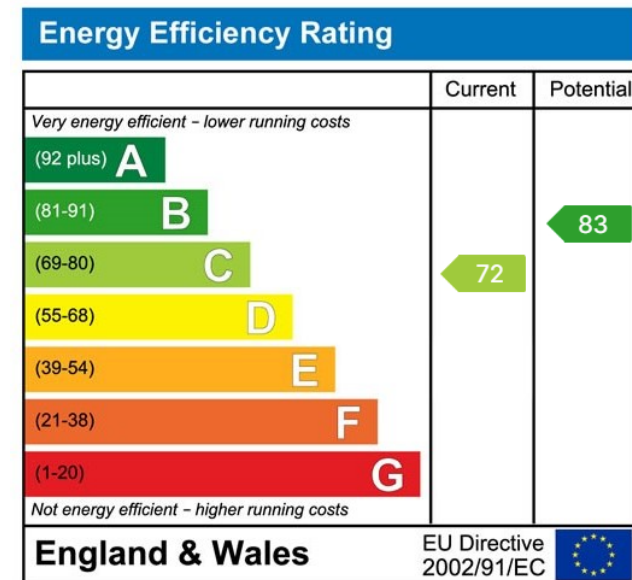
PROPERTY BUILD TYPE: We are advised that the property is of Standard construction - Brick with Slate/tile roof. **BROADBAND:** Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information. **LOCAL AUTHORITY:** Rugby. **COUNCIL TAX BAND:** E. **ENERGY PERFORMACE RATING:** C

FLOOD RISK - Very Low. **FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale. **MEASUREMENTS:** the measurements provided are given as a general guide only and are all approximate. **VIEWING:** by prior appointment through the Sole Agents





- Detached Home
- Three Bedrooms
- Refurbished & Improved
- Ensuite & Bathroom
- Open Plan Kitchen/Diner
- Large Living Room
- Garden, Patio & Garage
- Large Frontage
- Great School Catchment
- EPC C. C/Tax Band E



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