

Laing Close,Rugby CV21 1FL

shipways

welcome to

Laing Close,Rugby

Shipways will be arranging all viewings by appointment only, please call today to avoid missing out on this ideal first time purchase being offered with no onward chain.













Agent Note
Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying out identity and anti-money laundering checks.

Entrance Hall
Downstairs W/C/

Lounge
Double glazed window, radiator and under stairs storage.

Kitchen
Top and bottom wall units, built in oven and hob. Patio doors to rear.

Bedroom One
Double glazed window and radiator.

Bedroom Two.
Double glazed window and radiator.

Garden
Patio area, turfed area. Gated access.



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welcome to

Laing Close, Rugby

- MID TERRACED.
- TWO BEDROOMS
- NO ONWARD CHAIN.
- DOWNSTAIRS W.C.
- MODERN OPEN PLAN KITCHEN AND DINING AREA.

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

£230,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
RGY110610 - 0003

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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shipways

01788 574641

Rugby@shipways.co.uk

24 Regent Street, RUGBY, Warwickshire, CV21 2PY

shipways.co.uk