



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Sywell Leys, Rugby, CV22 5SD

£320,000

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***** FAMILY SIZED DETACHED HOME ***** This four bedroom detached home is located on the ever-popular Hillside development in Bilton, Rugby. Close to good schooling, local amenities, super market and road access into Rugby Town centre and outwards towards the A45, Southam, Coventry and beyond. The homes offered spacious living accommodation to include a large living room, separate dining room, kitchen, ground floor cloak room, first floor bathroom and four well proportioned bedrooms. Set upon a generous plot with ample parking and good sized garden with detached garage. All uPVC double glazed and with modern gas central heating, this type of home does not hang about for long. EPC C, C/Tax Band D.

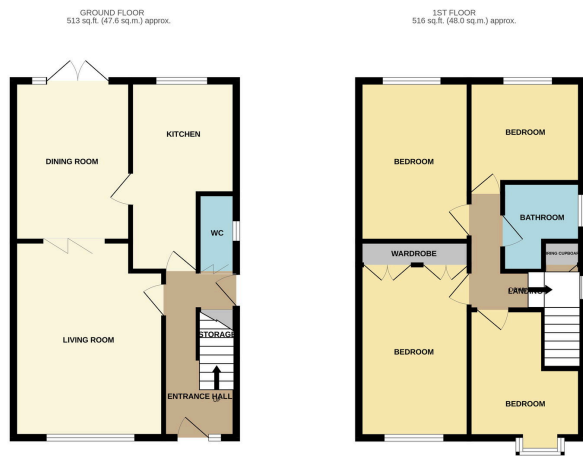
GENERAL INFORMATION - TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. **SERVICES:** all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not 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:** D. **ENERGY PERFORMANCE 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



Disclaimer - These property particulars are draft and



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 TOTAL FLOOR AREA: 1029 sq ft (95.6 sq m) approx.
 While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of actual rooms, areas and site areas shown on photographs are not guaranteed to agree with the floor plan. The actual, square and approximate room sizes are based on the floor plan and are not guaranteed to agree with the actual measurements of the property.

- Detached House
- Living & Dining rooms
- First floor Bathroom, ground floor Cloaks
- Driveway & Garage
- EPC C
- Four Bedrooms
- Kitchen
- Covered utility area to side
- Good sized garden
- C/tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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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