



Malvern Avenue, Rugby CV22 5JN

welcome to

Malvern Avenue, Rugby

- EXTENDED FOUR DOUBLE BEDROOMS
- MODERN OPEN PLAN KITCHEN DINING
- DOWNSTAIRS W.C.
- UTILITY ROOM
- ENSUITE TO MASTER

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£450,000

Shipways will be arranging viewings by appointment only, please call today to avoid missing out on this fantastic family home situated in a sought after residential location.



Agent Note

Entrance Hall

Cloakroom

Lounge

20' exc bay x 11' 10" (6.10m exc bay x 3.61m)

Kitchen/Diner

22' 6" max x 13' 11" max (6.86m max x 4.24m max)

Utility Room

7' 11" max x 6' 8" max (2.41m max x 2.03m max)

Landing

Bedroom One

10' 3" x 12' 9" (3.12m x 3.89m)

En Suite

Bedroom Two

12' max x 12' 5" (3.66m max x 3.78m)

Bedroom Three

11' x 11' 4" exc bay (3.35m x 3.45m exc bay)

Bedroom Four

13' 7" x 7' 9" (4.14m x 2.36m)

Bathroom

Front Garden

Rear Garden

view this property online shipways.co.uk/Property/RGY110119



Property Ref:

RGY110119 - 0005

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01788 574641



Rugby@shipways.co.uk



24 Regent Street, RUGBY, Warwickshire, CV21 2PY



shipways.co.uk