

**BELVOIR!**

Property is personal

**£225,000**

**Poplar Grove**

Rugby, CV21 2QR

## PROPERTY SUMMARY

This is a 3 bedroom property with an upstairs bathroom in a no-through road in Rugby. It is a good location from where you could walk to the railway station, the town centre, or the facilities of Elliott's Field.

The property is currently tenanted, and could be purchased with or without the tenant in situ. It is gas central heated and double glazed throughout.

As the floorplan shows, it comprises two separate living rooms with a kitchen to the rear, overlooking the rear garden. Upstairs there are 3 good sized bedrooms and a family shower room.

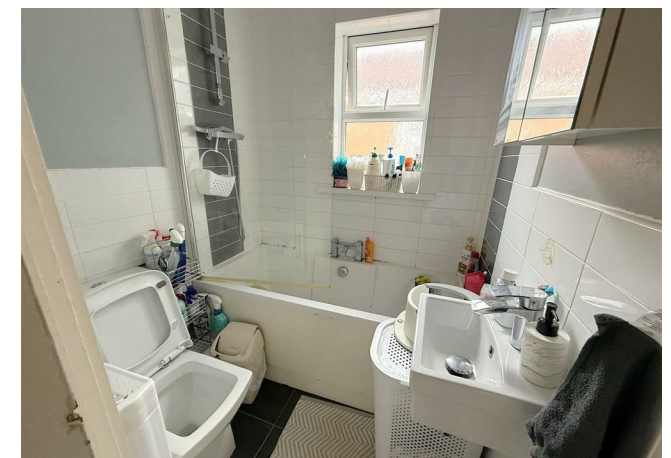
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1



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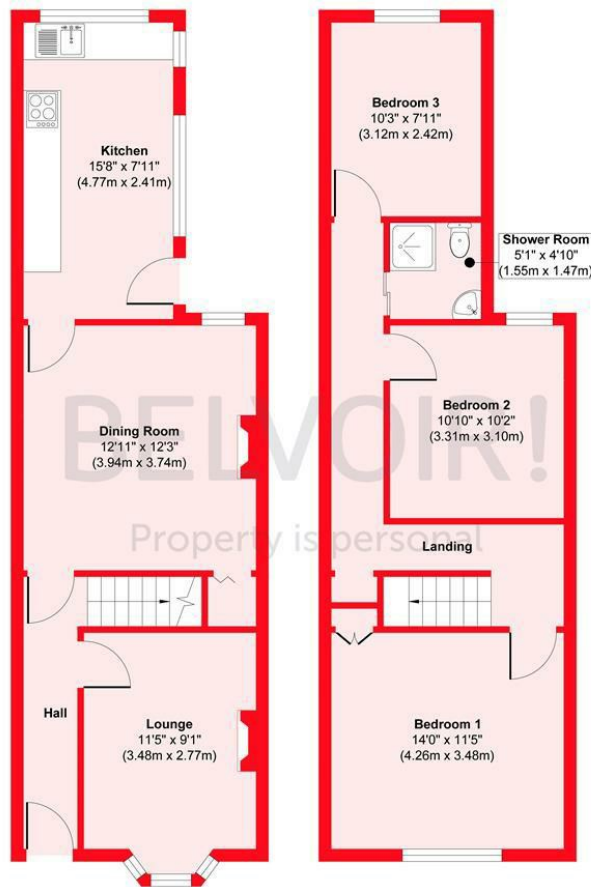








Poplar Grove, CV21



Ground Floor  
 Approximate Floor Area  
 470 sq. ft  
 (43.64 sq. m)

First Floor  
 Approximate Floor Area  
 465 sq. ft  
 (43.22 sq. m)

**Approx. Gross Internal Floor Area 935 sq. ft / 86.86 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

LOCAL AUTHORITY

TENURE  
 Freehold

COUNCIL TAX BAND  
 B

VIEWINGS  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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