

Aqua Place,Rugby CV21 1BY

shipways

welcome to

Aqua Place,Rugby

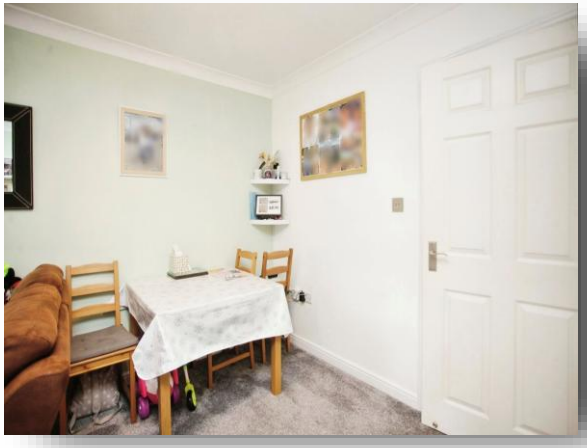
Shipways will be conducting an open house event on this property and viewings are arranged by appointment only so please call today to avoid missing out on the fantastic family home.













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, radiator.

Lounge
12' 4" x 17' 6" into max (3.76m x 5.33m into max)
Double glazed door to garden, wall mounted radiator, storage cupboard.

Kitchen
7' 9" x 9' 3" (2.36m x 2.82m)
Top and bottom wall units, double glazed window, radiator, built in microwave and oven, electric hob, boiler.

Bedroom One
13' 4" x 12' 3" into max (4.06m x 3.73m into max)
Double glazed window, radiator, built in wardrobes and shelves.

Bedroom Two
12' 4" x 9' 7" (3.76m x 2.92m)
Double glazed window, radiator.

Bedroom Three
12' 4" x 9' 4" (3.76m x 2.84m)
Double glazed window, radiator.

Bedroom Four
12' 3" x 8' 3" (3.73m x 2.51m)
Built in storage cupboard, wardrobes, double glazed window, radiator.

Bathroom
Vanity sink, tap shower, over bath, toilet, wall mounted radiator.

Rear Garden
Patio area, turfed area raised.

Garage
17' 2" x 8' 3" (5.23m x 2.51m)
Electric door and power.

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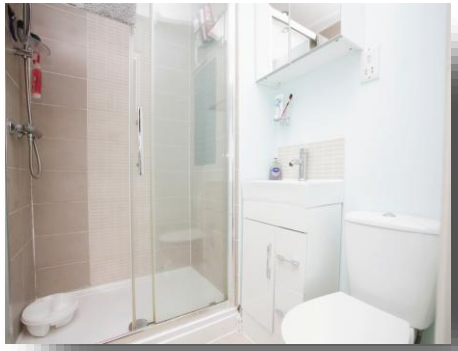
Aqua Place, Rugby

- END OF TERRACE.
- FOUR BEDROOMS
- ENSUITE TO MASTER.
- GARAGE AND PARKING.
- CLOSE PROXIMITY TO TOWN CENTRE.

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

£290,000









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RGY110519

The Property Ombudsman

Property Ref:
RGY110519 - 0004

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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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