

SISKIN CLOSE, RUGBY, CV23

£515,000 | 5 Bed House - Detached

BELVOIR!



Belvoir! are pleased to offer this five bedroom detached house located in a desirable area of Rugby providing a friendly neighbourhood and conveniently located near amenities, schools and parks.

The accommodation comprises three well-appointed reception rooms, kitchen, utility room and downstairs wc. Upstairs you will find five generously sized bedrooms, two with ensembles and the family bathroom. Outside the property benefits from front and rear gardens and an integral double garage.

In summary, this delightful home on Siskin Close is a perfect blend of comfort, style, and practicality, offering a wonderful opportunity for those looking to settle in a vibrant community.

COUNCIL TAX BAND: F

- 5 Bedrooms, 3 Bathrooms
- Double Garage with potential to convert
- EPC Rating = C
- Spacious living space
- Set over 2 floors
- Must be viewed to appreciate potential

Draft Details.

At the time of print, these particulars are awaiting approval from the vendor(s).

Disclaimer.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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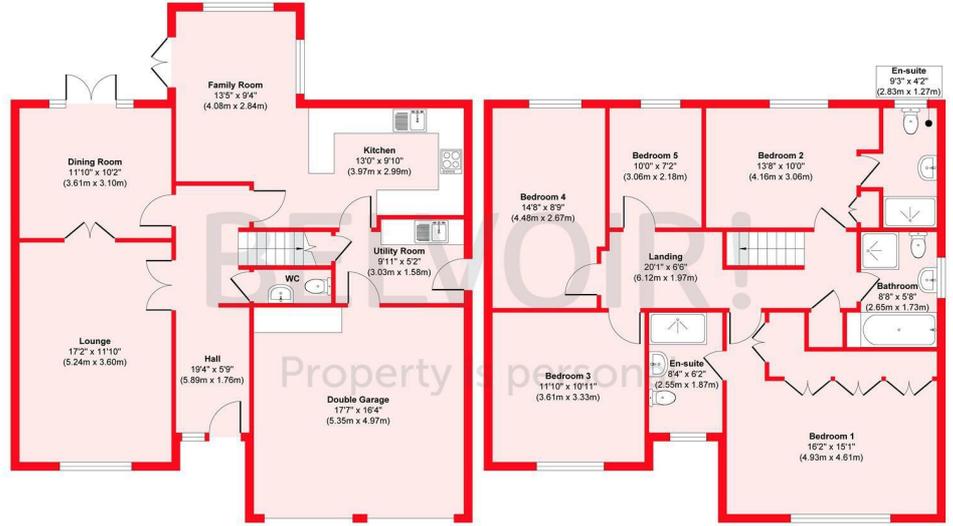
BELVOIR!

Energy Efficiency Rating

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

71 80

Siskin Close, CV23



Ground Floor
Approximate Floor Area
1077 sq. ft
(100.07 sq. m)

First Floor
Approximate Floor Area
1006 sq. ft
(93.50 sq. m)

Approx. Gross Internal Floor Area 2083 sq. ft / 193.57 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

