



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£305,000

Located in

Coventry





# Rugby Road

Coventry | CV3 2BD



\*\*\* Motivated Seller\*\*\* Emma Sheridan is delighted to offer for sale this lovely three-bedroom semi-detached home. Set back on a good-sized plot in the popular village of Binley Woods, this extended three-bedroom semi-detached home offers a great mix of character and modern living, along with plenty of off-road parking and a green outlook. With woodland walks just steps away, it's easy to see the lifestyle appeal this home has to offer.

# Rugby Road

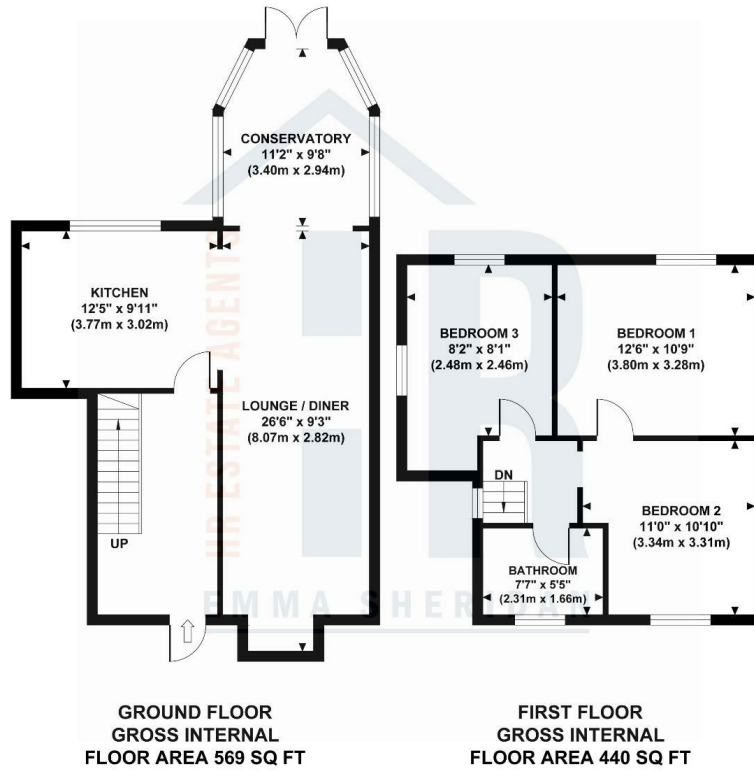
£305,000 Freehold



- Generous Plot with Off Road Parking
  - Greenery Views & Woodland Walks
  - Three Bedrooms
  - Open Plan Living with Conservatory
  - EPC Rating D & Council Tax Band C
  - No Onwards Chain
- (Rugby Council)

## RUGBY ROAD

Approximate Gross Internal Area 1009 sq ft / 93.73 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Council Tax Band C

## Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Number Three Siskin Drive

Coventry

CV3 4FJ

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