



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Overlade Lane, Rugby, CV22 6EE

£245,000

3 1 2



***** EVERYTHING ON THE DOORSTEP ***** This lovely terraced home is located in the middle of Overslade Lane, just along from the Shakespeare Gardens entrance and on the way up to Bawnmore Road. a fantastic location for access to local shops and schooling plus regular bus routes and road links taking you into town. The home provides three good sized bedrooms, modern bathroom, modern kitchen, living room and dining room. With the big benefit of off road parking and a nice sized garden plus an newly added gas central heating system, this home is an ideal first time buy or even upsize. Definitely worth a look. EPC E. C/tax Band B.

GENERAL INFORMATION - TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. **SERVICES:** all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

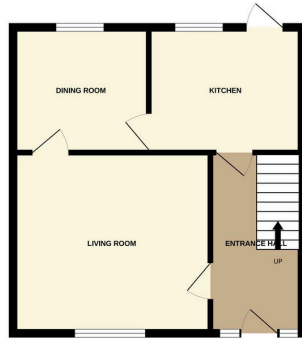
PROPERTY BUILD TYPE: We are advised that the property is of Standard construction - Brick with Slate/tile roof. **BROADBAND:** Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information. **LOCAL AUTHORITY:** Rugby. **COUNCIL TAX BAND:** B. **ENERGY PERFORMACE RATING:** E

FLOOD RISK - Very Low. **FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale. **MEASUREMENTS:** the measurements provided are given as a general guide only and are all approximate. **VIEWING:** by prior appointment through the Sole Agents

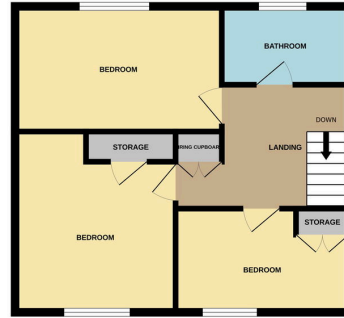
Disclaimer - These property particulars are draft and have not yet been approved by the sellers. Therefore,



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



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TOTAL FLOOR AREA: 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix E3025

- Terraced Home
- Three Bedrooms
- Modern Kitchen
- First Floor Bathroom
- Refitted Heating System
- uPVC d/g
- Off Road Parking
- Gardens front & back
- EPC E
- C/Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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