

FAREHAM AVENUE, RUGBY, CV22

£280,000 | 3 Bed House - Semi-Detached

BELVOIR!



This is a three bedroom semi-detached property situated on a popular road in Hillmorton with excellent access to local amenities and schools. It features a living room, a dining / kitchen overlooking the patio and generous rear garden, three bedrooms (two of which are doubles) and a family bathroom. There is off-road parking to the front and vehicular access to the rear via a shared access road.

- NO CHAIN
- GREAT LOCATION
- GAS CENTRAL HEATED
- FULLY DOUBLE GLAZED
- GREAT POTENTIAL

COUNCIL TAX BAND: C

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

