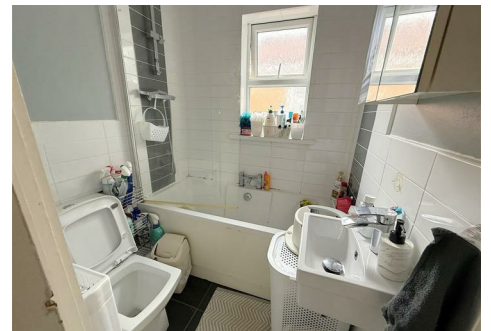


**POPLAR GROVE, RUGBY, CV21**

£225,000 | 3 Bed House - Mid Terrace

**BELVOIR!**



This is a 3 bedroom property with an upstairs bathroom in a no-through road in Rugby. It is a good location from where you could walk to the railway station, the town centre, or the facilities of Elliott's Field. The property is currently tenanted, and could be purchased with or without the tenant in situ. It is gas central heated and double glazed throughout.

As the floorplan shows, it comprises two separate living rooms with a kitchen to the rear, overlooking the rear garden. Upstairs there are 3 good sized bedrooms and a family shower room.

COUNCIL TAX BAND: B

- NO CHAIN
- COULD BE PURCHASED TENANTED IF REQUIRED
- THREE BEDROOMS, UPSTAIRS BATHROOM
- EXCELLENT LOCATION - SHORT WALK TO RAILWAY STATION
- EPC D RATED - EASY / INEXPENSIVE UPGRADE TO 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.

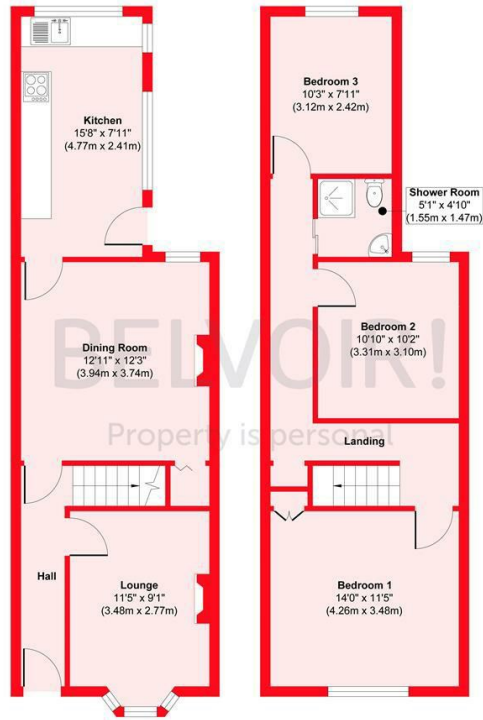
# POPLAR GROVE, RUGBY, CV21

£225,000 | 3 Bed House - Mid Terrace

# BELVOIR!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	80
(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		

Poplar Grove, CV21



Ground Floor  
 Approximate Floor Area  
 470 sq. ft  
 (43.64 sq. m)

First Floor  
 Approximate Floor Area  
 465 sq. ft  
 (43.22 sq. m)

**Approx. Gross Internal Floor Area 935 sq. ft / 86.86 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

