



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Crick Road, Rugby, CV21 4DY

£389,950

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*** DON'T JUDGE A BOOK BY IT'S COVER! *** This unassuming semi detached bungalow hides a little secret - the potential for four double bedrooms or an abundance of living options, making this home incredibly versatile. Extended and with a modern family/kitchen/dining space, lounge, modern bathroom and beautiful garden space that looks out over open countryside. All located in a prime spot upon a sought after road with great local schooling, amenities and road links into and out of the town. This isn't your stereotypical bungalow and offers a great alternative to the family home as well as the ease of single-floor living. EPC D, C/Tax Band C.

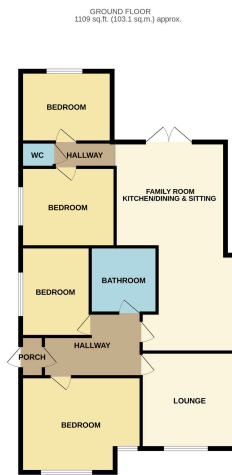
GENERAL INFORMATION -

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:** C. **ENERGY PERFORMACE RATING:** D. **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 anything listed within the details may be subject to





SKILTON & HOGG ESTABLISHMENTS
TOTAL FLOOR AREA: 1209 sq ft. (112.1 sq.m.) approx.
Measurements shown above are approximate and are for information only. They do not constitute an offer of a contract. The actual measurements of the property may vary slightly from those shown above. The actual measurements of the property may vary slightly from those shown above. The actual measurements of the property may vary slightly from those shown above.

- Extended Semi Detached Bungalow
- Four Bedrooms
- Lounge
- Family Room incorporating Sitting/Dining area
- Modern Bathroom
- Driveway
- Large store
- Spacious Garden with large Patio
- Countryside Views
- EPC D. C/Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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