



45a Percival Road, Rugby, CV22 5JT

Guide price £400,000





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- Detached
- Three Bedrooms
- Extended to Rear
- Open Plan Kitchen/Diner
- Paddock & Ashlawn Catchment
- Bungalow
- Two Bathrooms
- Renovated Throughout
- Off Road Parking
- EPC Rating D

Modern, Stylish, and Ready to Move Straight Into!

Welcome to Percival Road!

A detached bungalow on the popular Paddock Estate, only a short walk away from Paddock Primary School, Ashlawn School, and all of Hillmorton's selection of shops, restaurants, and pubs.

The home is detached, and has off road parking to the front, which could easily house



Entrance Porch

Living Room 17'10 x 13'10 (5.44m x 4.22m)

Bedroom 17'8 x 8'1 (5.38m x 2.46m)

Bathroom 8'3 x 6'6 (2.51m x 1.98m)

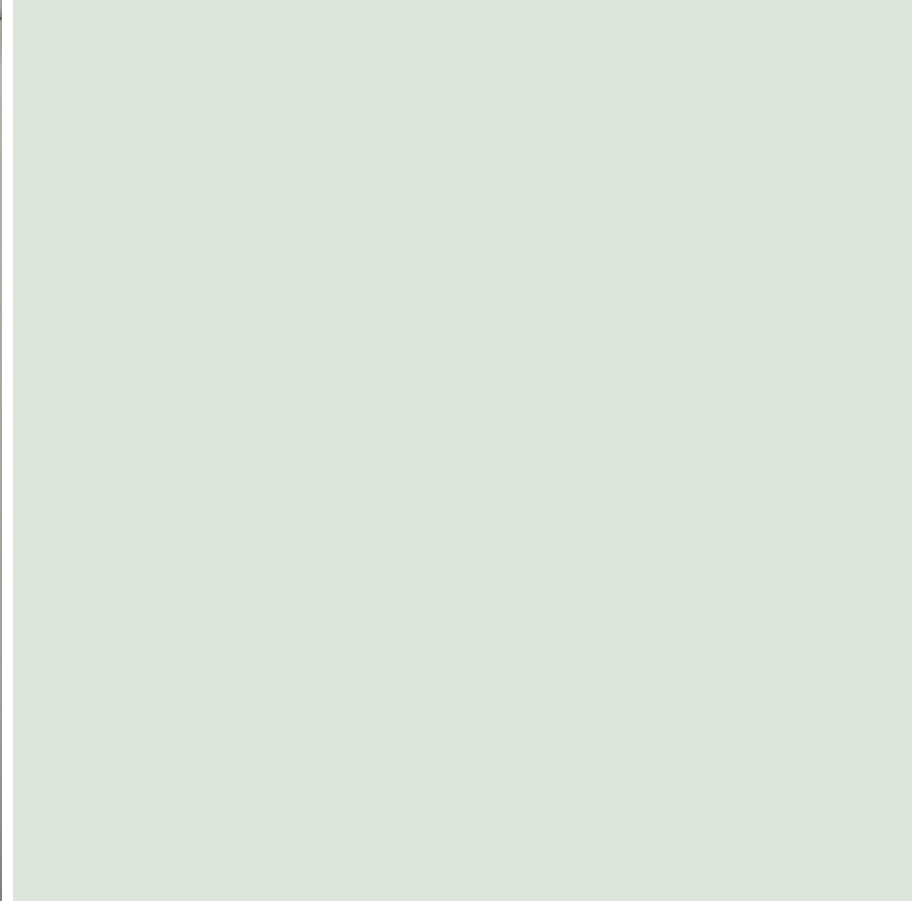
Bedroom 11'10 x 8'6 (3.61m x 2.59m)

Bedroom 11'10 x 10'6 (3.61m x 3.20m)

En-Suite 10'6 x 6'8 (3.20m x 2.03m)

Kitchen/Diner 22'3 x 11'9 (6.78m x 3.58m)

Note from the Agents



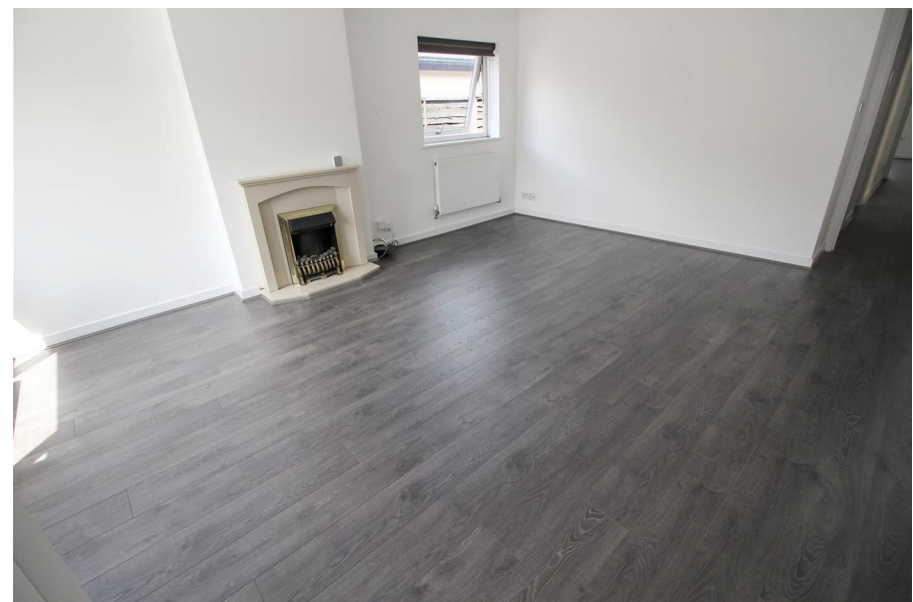
two to three vehicles.

The property itself comprises of; a spacious living room, three comfortable double bedrooms, a family bathroom, one en-suite bathroom, and then a modern open plan kitchen/diner which leads out to the garden.

The home also comes with no onward chain, and so is ready as quickly as conveyancing allows.

The property is sold with Freehold title, with no community charges to pay. The property is Council Tax Band C, with Rugby Borough Council.

For more information, or to arrange your private viewing, call Shires & Co Estate Agents.

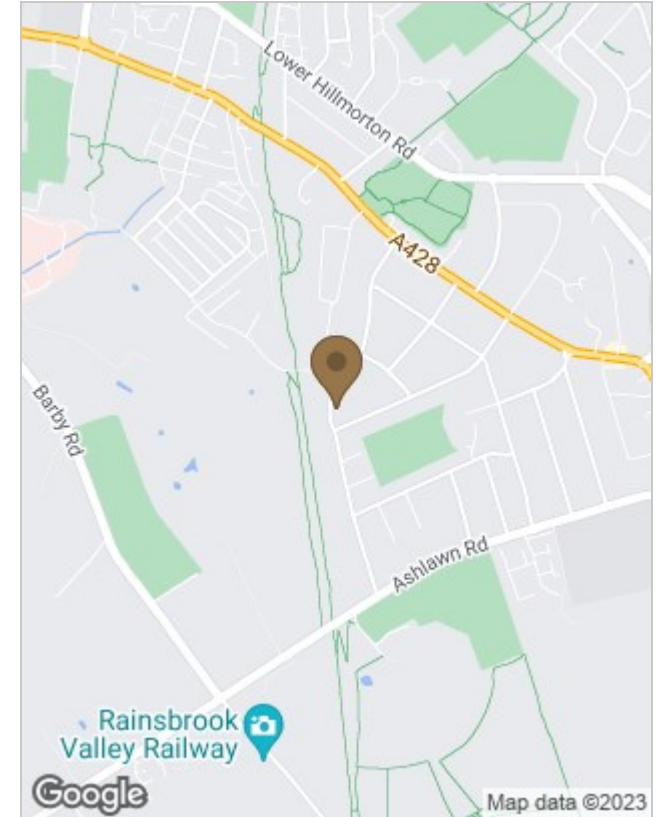




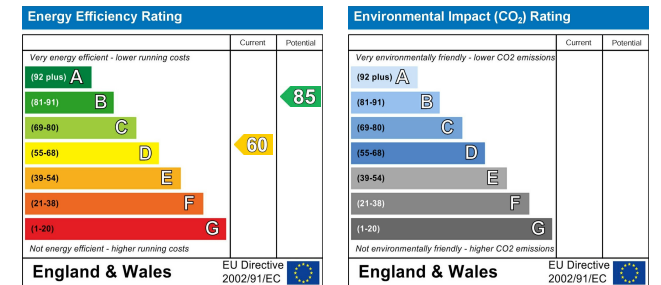
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Rugby Office on 01788 726726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.