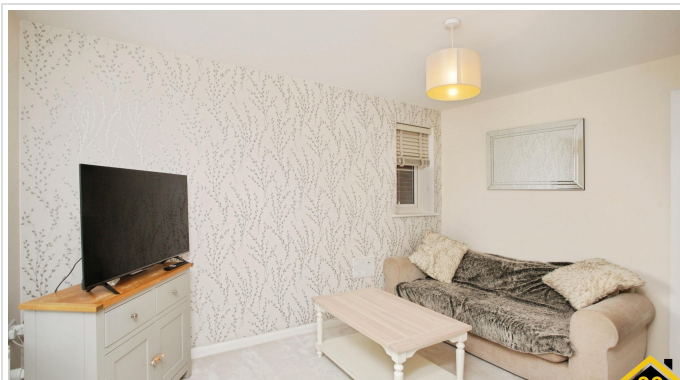


2 Bed Semi-Detached In Sedge Road Rugby, Warwickshire, CV23 0FJ £109,275





## SHORT DESCRIPTION

Property Ref: 16160 Charming 2 Bedroom Semi Detached Home in a Prime Rugby Location. Situated on the ever-popular Sedge Road, Rugby CV23, this well-presented two-bedroom semi-detached property offers comfortable modern living in a highly convenient setting. Ideal for first-time buyers, small families, or investors, the home combines generous room sizes with excellent local amenities right on your doorstep. The property enjoys a prime location within easy reach of well-regarded schools, local shops, and excellent transport links, including close proximity to the train station, making it perfect for commuters. Inside, the home features a bright and welcoming living space along with a spacious kitchen-diner designed for both everyday living and entertaining. A modern family bathroom fitted with essential amenities. Outside To the rear, the property benefits from a private rear garden, perfect for relaxing or entertaining during warmer months. There is also the added advantage of rear parking, providing convenient off-road parking. Additional Features Prime residential location Close to the train station, ideal for commuters Close to local schools and amenities Rear garden Rear parking Double glazing Gas central heating This delightful home offers a fantastic opportunity to secure a property in a sought-after area of Rugby, combining space, comfort, and convenience. Property Type: Semi-detached Full selling price: £232500.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 47% Share price: £109275.00 Monthly rent based on 47% share: £296.89 Remaining lease (In Years): 114 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £411.84 Council tax band: C EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

2

**Bed Room(s)**

1

**Bath Room(s)**

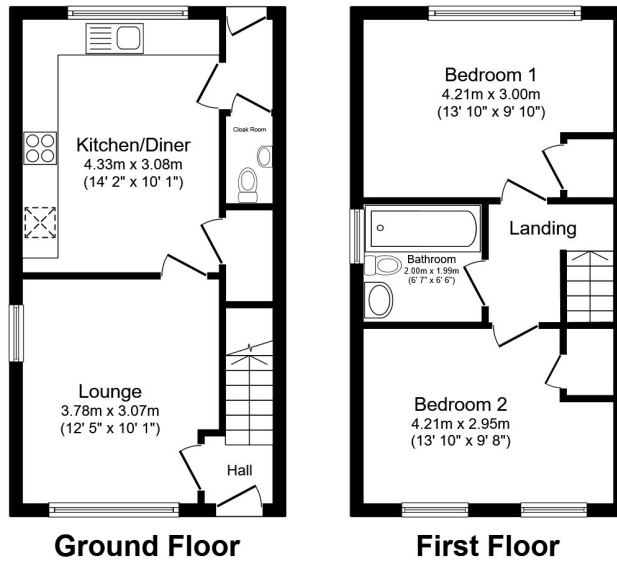
1

**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 68.5 sq.m. (738 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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