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3 Bed Semi-Detached In Magnolia Avenue , Rugby, CV21 1UF

£290,000











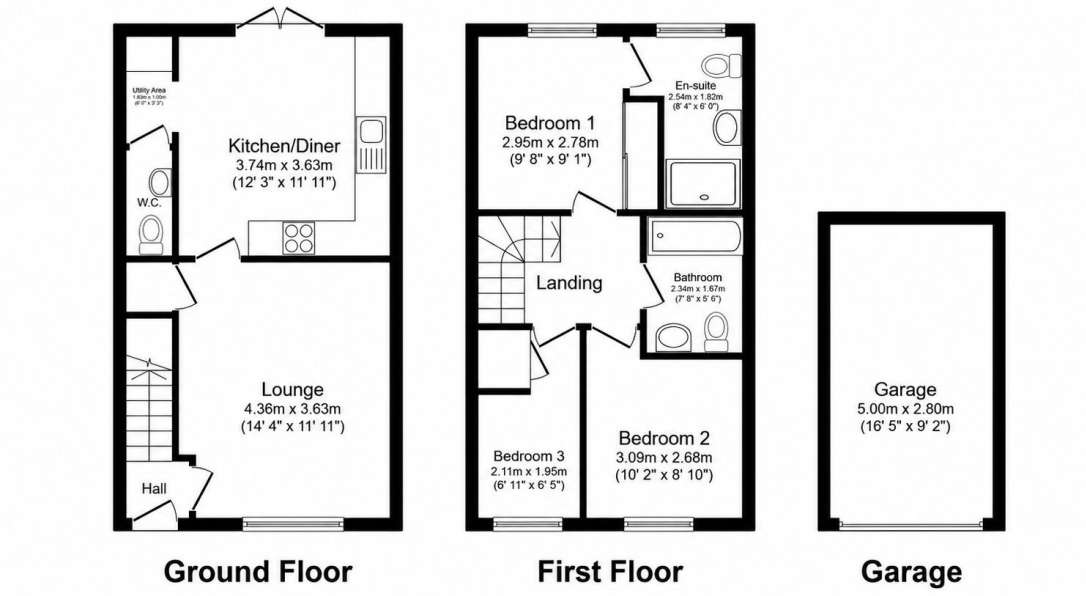
SHORT DESCRIPTION

Property Ref: 17096 A modern, well looked after three bedroom home, set within the Eden Park area of Rugby. Ideal for first time buyers stepping onto the ladder or young families looking for a home that simply works. You have great local schooling, green space on your doorstep, and everything from the large Sainsbury’s retail store to Rugby train station within easy reach. If commuting matters, you are well positioned for the M45, M1 and M6, with direct rail links into London Euston and Birmingham. It is a property that offers practical living, with a clean, modern finish throughout and the added benefit of the remaining NHBC warranty for peace of mind. Excellent location, close to good schooling both primary(about half mile from house) and secondary Benefits from the remainder of NHBC warranty French doors to the garden Master bedroom with en-suite shower room Built-in wardrobes Downstairs WC Private, enclosed rear garden, ideal for family time or hosting Parking for up to 3 cars Ground Floor You are welcomed into a bright entrance hall which leads through into the main living space. The lounge feels both comfortable, stylish and well presented, with a modern finish and a layout that is easy to furnish. To the rear, the kitchen dining room is a real strength of the home. It is fitted with integrated appliances including fridge freezer, dishwasher , along with a electric hob, oven and extractor. There is plenty of space to dine, and the French doors opening out to the garden bring in good natural light and make it ideal for both everyday living and hosting. There is also a downstairs WC. Amtico flooring through out the ground floor. First Floor The main bedroom benefits from fitted wardrobes and its own en-suite shower room, giving you privacy and convenience. The en-suite is modern and clean, with a shower enclosure. Bedroom two is another good size room for a double bed, while bedroom three offers flexibility as a child’s room, guest room or even a home office. The family bathroom is finished in a simple, modern style with a bath, keeping it practical for both busy mornings and more relaxed evenings. Outside To the side there is a long driveway and an electric vehicle charging point. The rear garden is enclosed and easy to manage, with a patio area directly off the house which is perfect for sitting out or entertaining. The rest is laid to lawn, giving you usable outdoor space without high maintenance. There is also side access from the driveway. Tenure Freehold Property & Services Information Mobile Coverage: 5G coverage is available in the area — please check with your provider. Broadband Availability: Broadband (FTTP) is available in the area. Utilities: Mains electricity, gas, water, drainage, and broadband are connected. Living Room Kitchen Ensuite Bedroom 1 Bedroom 2 Bedroom 3 Bathroom Property Type: Semi-detached Full selling price: £290,000 Pricing Options: Offers Over Tenure: Freehold Council tax band: C EPC rating: B Measurement: 850sq feet (without garage) Outside Space: Front Garden, Enclosed Garden, Patio Parking: Driveway Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain Sale Possession of the property: Self-occupied.....

3	3	1
Bed Room(s)	**Bath Room(s)**	**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 are 78.97 sq.m. : 850 Sq feet (without garage)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

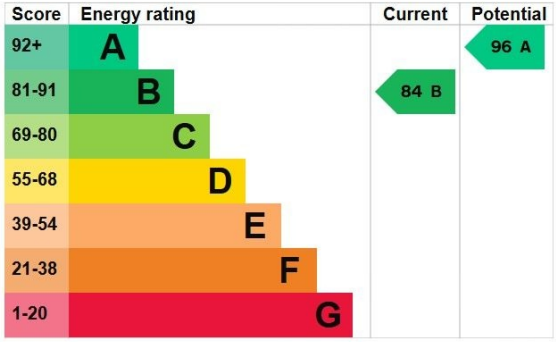
EPC GRAPH

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

Energy rating and score

This property's energy rating is B. It has the potential to be A.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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