



**The Kent
Rugby
Warwickshire
CV21 4NQ**

Offers in Excess of £271,000

bettermove

The Kent Rugby

Bettermove are proud to present this spacious and modern 5 bedroom semi-detached house in Rugby available with no forward chain.

The property benefits from triple glazing, gas central heating throughout and has off street parking available via the detached garage to the rear of the property. The council tax band is C.

The interior of this well presented property comprises a spacious living room, dining room, downstairs WC and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The second floor has two further bedrooms and one ensuite bathroom. The exterior boasts a private rear garden with detached garage, perfect for enjoying the summer months.

Located in the popular town of Rugby, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M1, the M45, the M6 and Rugby Train Station.

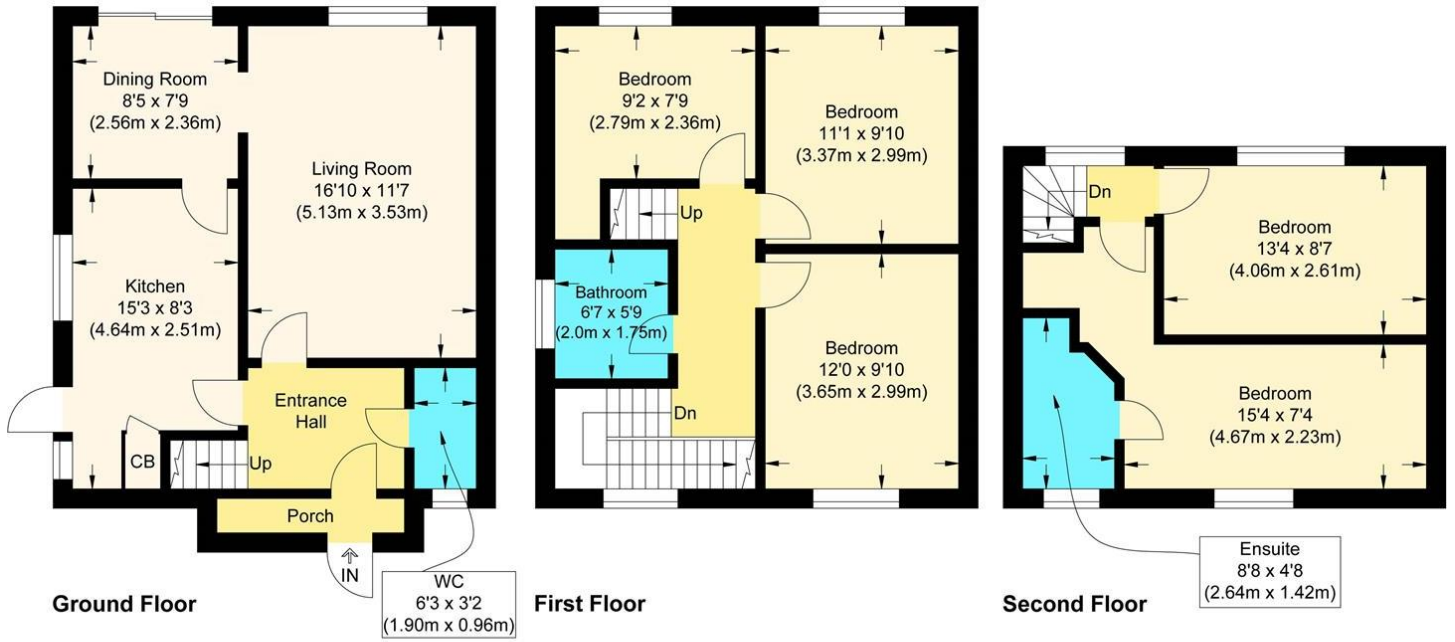
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Approximate Gross Internal Floor Area : 122.30 sq m / 1316.42 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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