



HR ESTATE AGENTS

3 Bedrooms

House - Terraced

Offers Over

£240,000

Located in

Brandon





# Rugby Road

Brandon | CV8 3HU



This deceptively spacious three bedroom home is situated in the sought after village of Brandon being offered as NO CHAIN. The property is located in a friendly neighbourhood with good access to shops, road links and amenities whist still being amongst the countryside. The home has an open plan lounge/diner, extended kitchen, ground floor W/C and a rear parking space. The house boast spacious rooms and a large family bathroom.

The property is comprised; entrance hallway, through lounge/diner, extended kitchen and a W/C to the ground floor. On the first floor there are three bedrooms and a family bathroom. The loft space has been converted as another living area. To the exterior of the property there are both front and rear gardens as well as a parking space to the back of the property.

A viewing is highly recommended.

# Rugby Road

£240,000



- NO CHAIN
- Ground floor W/C
- Gas central heating
- Lovely village location
- Amenities Nearby
- Spacious rooms
- Large bathroom
- Double glazed windows
- Private Off Road Parking
- Large Converted Loft Space

GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.

1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 sq.m.) approx.  
Whilst every care has been taken to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order is given.  
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## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	100+
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(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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