

**12 Skelhorn Avenue  
Rochberie Heights  
RUGBY  
CV23 0XP**

**£290,000**



- **THREE BEDROOM**
- **LOUNGE/DINING ROOM**
- **DOWNSTAIRS W.C.**
- **FAMILY BATHROOM**
- **ENCLOSED REAR GARDEN**

- **MODERN SEMI DETACHED HOME**
- **KITCHEN/ BREAKFAST ROOM**
- **ENSUITE SHOWER ROOM**
- **OFF ROAD PARKING AND GARAGE**
- **ENERGY EFFICIENCY RATING B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

An immaculately presented modern, three bedroom, semi detached home located in Rochberie Heights to the north side of Rugby. In brief the accommodation comprises; entrance hall, lounge/dining room, kitchen/breakfast room, cloakroom, three bedrooms, an ensuite shower room, and a family bathroom. Externally there is off road parking for three cars, a single garage, and an enclosed rear garden. This property additionally benefits from upvc double glazing, and gas fired central heating.

Ideally situated with easy access to the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston and Birmingham. There are retail parks, close by along with a multi-screen cinema, restaurants and a gymnasium/health club. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, and a renowned butchers shop. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School.

### **Accommodation Comprises**

Entry via part glazed composite door with canopy porch into:

#### **Entrance Hall**

Stairs rising to first floor. Understairs storage cupboard. Radiator. Thermostat control for central heating. Ceramic tiled floor. Doors off to cloakroom, kitchen/breakfast room, and lounge/diner.

#### **Lounge/Diner**

15'3" x 12'0" (4.67m x 3.66m)

Double doors opening to rear garden. Radiator. Television point.

#### **Kitchen/Breakfast Room**

11'1" x 10'0" (3.40m x 3.05m)

Fitted with a range of base and eye level units with pelmet lighting, and roll top work surface space. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Four ring gas hob with extractor hood over. Built in electric double oven. Integrated washing machine, dishwasher, and fridge/freezer. Cupboard housing combination boiler. Radiator. Ceramic tiled floor. Window to front aspect.

#### **Cloakroom /W.C.**

With suite to comprise; pedestal wash hand basin, and low level w.c. Radiator. Extractor fan. Ceramic tiled splash backs. Ceramic tiled floor. Window to front elevation.

#### **First Floor Landing**

Access to loft space. Radiator. Doors off to bedrooms and bathroom.

#### **Bedroom One**

9'6" x 9'3" (2.9m x 2.82m)

Window to front aspect. Radiator. Television point. Door to:

#### **Ensuite Shower Room**

Fitted with a white suite to comprise; fully tiled shower enclosure with electric shower, pedestal wash hand basin, and low level w.c. Extractor fan. Electric shaver point. Radiator. Ceramic tiled splash backs. Ceramic tiled floor. Window to front elevation.

**Bedroom Two**

10'7" x 8'5" (3.23m x 2.59m)

Window to rear aspect. Radiator.

**Bedroom Three**

10'7" x 6'5" (3.23m x 1.96m)

Window to rear aspect. Radiator. Doors to built in wardrobe.

**Bathroom**

Fitted with a white suite to comprise; panelled bath with mixer shower over, pedestal wash hand basin, and low level w.c. Extractor fan. Radiator. Ceramic tiled splash backs. Ceramic tiled floor.

**Front Garden**

Pathway to entrance. Area laid to lawn. Driveway providing off road parking for three cars and leading to garage. Gated access to rear garden.

**Garage**

Up and over style door. Eaves storage. Personal door to side. Power and light connected.

**Rear Garden**

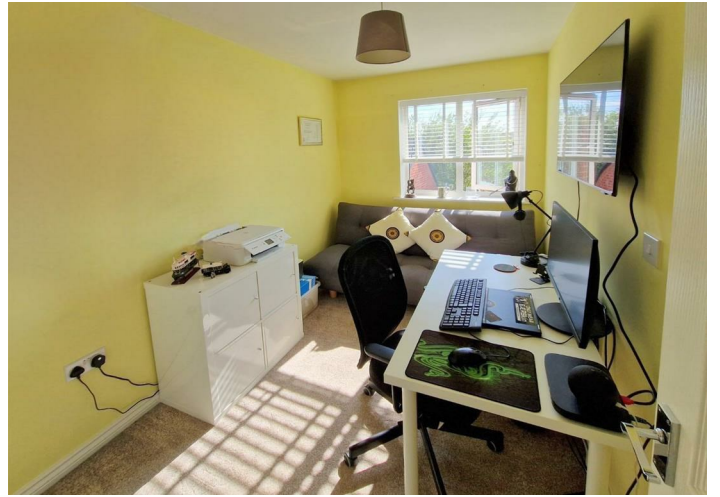
Mainly laid to lawn with patio area. Cold water tap. Enclosed by timber fencing.

**Agents Note**

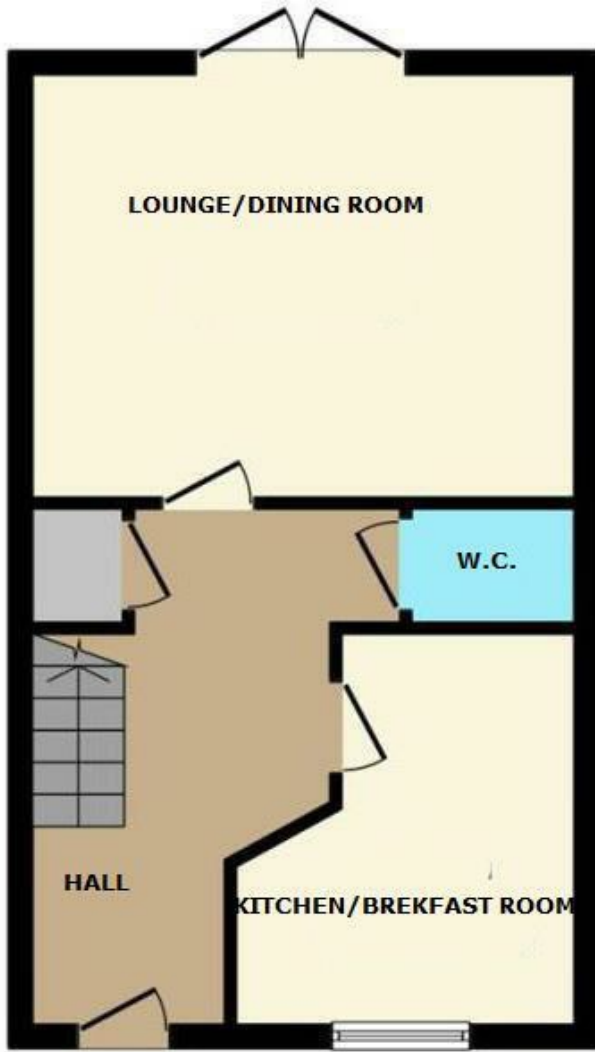
Council Tax Band: C

Energy Efficiency Rating: B

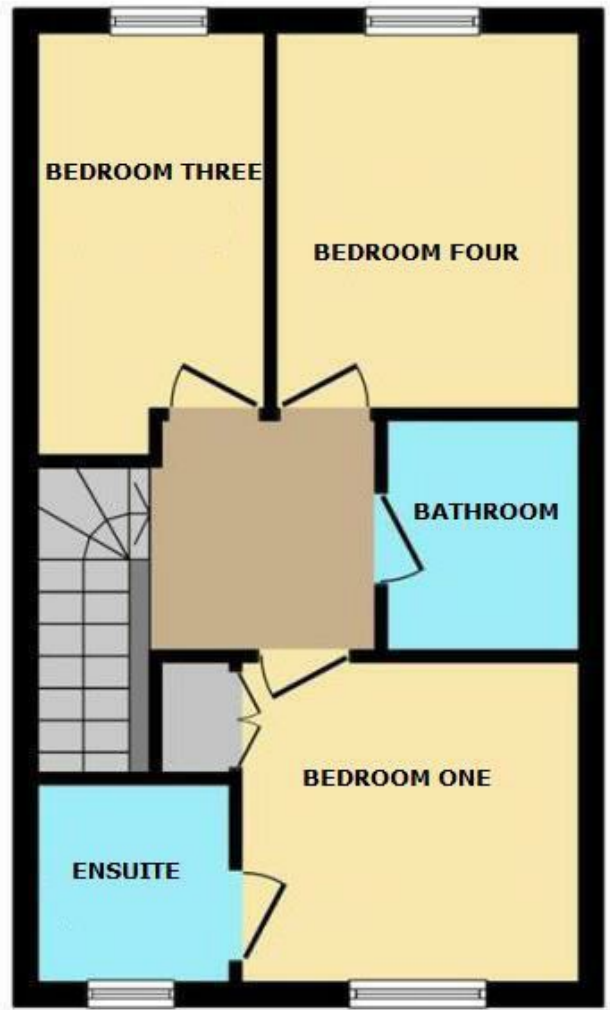
Annual Service Charge £144 P.A.





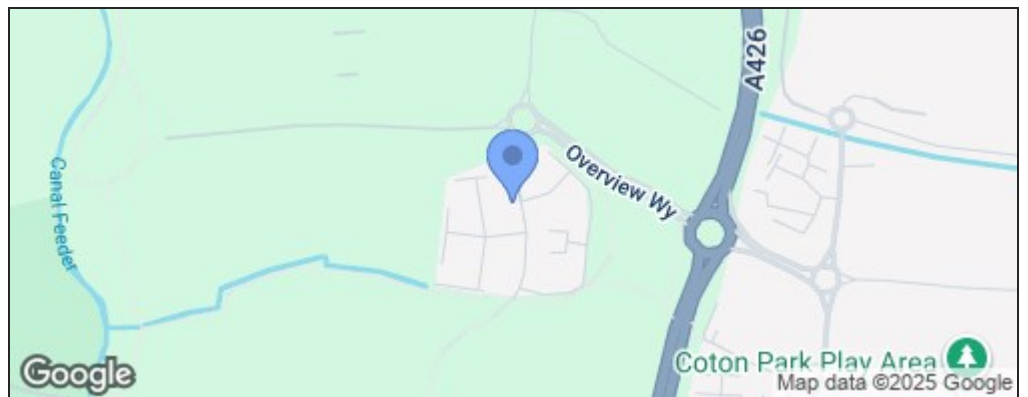


**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.