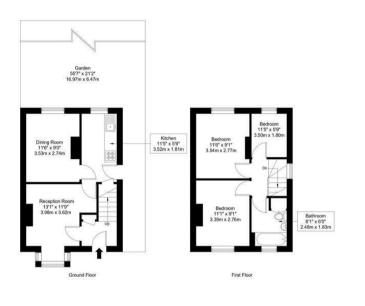


#### Floor Plan

# Rugby Avenue, HA0 3DP

Approx Gross Internal Area = 65.14 sq m / 701 sq ft Garden = 118.49 sq m / 1275 sq ft Total = 183.63 sq m / 1976 sq ft





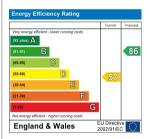
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for strative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and while

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BLEUPLAN

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000
- Make an offer online: https://www.pattinson.co.uk/property?id=477841
- No Upper Chain
- Three Bedrooms
- Detached
- Private Garden
- Two Reception Rooms
- Kitchen
- Family Bathroom
- Requiring Full Renovation

## **Energy Efficiency Graph**



	Current	Potential
Very environmentally friendly - lower CO2 emit	ssions	
(92 plus) 🛝		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38) F		
(1-20)	G	
Not environmentally friendly - higher CO2 emis	ssions	1







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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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