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Normandy Fields Way, Kilsby
Asking Price £295,000

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Normandy Fields Way, Kilsby, Rugby

Nestled in the desirable area of Normandy Fields Way in Kilsby, Rugby, this charming end-terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three spacious bedrooms, providing ample room for relaxation and personal space. The well-appointed reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. One of the standout features of this home is the convenience of a downstairs toilet, enhancing the practicality of daily living. The private garden is an inviting outdoor space, ideal for summer barbecues, gardening, or simply unwinding in the fresh air. This property is offered with no chain, allowing for a smooth and efficient purchase process. The sought-after location of Normandy Fields ensures that residents benefit from a friendly community atmosphere, with local amenities and transport links within easy reach. In summary, this spacious three-bedroom end-terrace house is a fantastic find in a lovely area, combining comfort, convenience, and a touch of charm. Don't miss the chance to make this delightful property your new home.

55% shared ownership available at £162,250

Hallway 7'0" x 4'6" (2.14m x 1.38m)

W/C 6'4" x 6'5" (1.94m x 1.96m)

Kitchen 18'1" x 16'9" (5.52m x 5.13m)

Fitted with integrated dishwasher and fridge/freezer. Utility cupboard housing the washing machine. Gas hob. Electric oven.

Living Room 9'1" x 16'9" (2.79m x 5.13m)

Landing 11'2" x 7'4" (3.42m x 2.24m)

Bedroom One 15'0" x 9'2" (4.58m x 2.80m)

Bedroom Two 10'9" x 9'2" (3.30m x 2.80m)

Free-standing wardrobe with mirrored sliding doors.



Bedroom Three 9'3" x 7'4" (2.83m x 2.24m)

Bathroom 7'4" x 6'4" (2.24m x 1.94m)

Back Garden

Mainly lawn. Side gate exit.

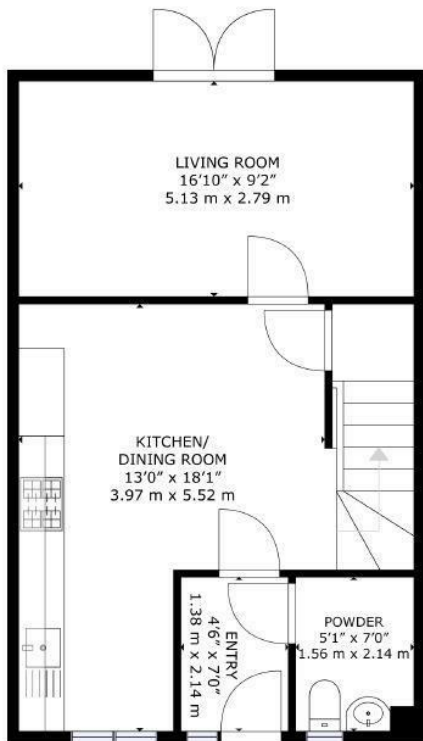
Driveway

Parking for two vehicles as outlined in red on the photos.

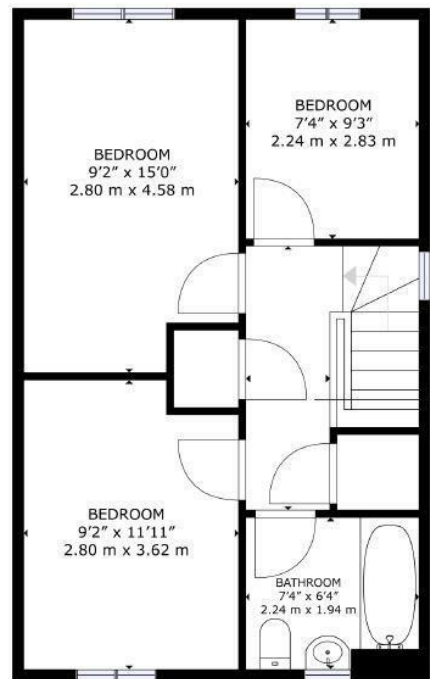
Shared Ownership Available

There is shared ownership available. Further details to follow





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 495 sq.ft, 46 m²; FLOOR 2: 495 sq.ft, 46 m²
TOTAL: 990 sq.ft, 92 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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