



12 The Arbours

Rugby, CV22 5AY

Guide price £375,000

LARGE OPEN PLAN DINING KITCHEN WITH UTILITY



Description

WOW Walking distance to Rugby Town Centre and Train Station. This **FABULOUS 4 DOUBLE BEDROOM TOWN HOUSE** is a **tardis** - With a **WC** on each floor for your convenience - a **2nd Reception/Home Office**, **Open plan Kitchen, Dining Family Room with Utility** on the **Ground Floor** and then a **Large FAMILY LOUNGE**, **Principal Bedroom and Ensuite** (Recently Refurbished) to the **1st Floor**, with the **2nd Floor** having yet another **Principal Bedroom with Ensuite, Family Bathroom (ALSO Recently Refurbished)** with **double ended bath and double shower cubicle** as well as **2 further double bedrooms**. This home is so versatile with **upsizers, downsizers, Blended Families** and even **friends sharing** all covered. This is a **must view home** that is presented to a high standard throughout with **garage and driveway for 2/3 cars** as well as a **landscaped rear garden**. To view please call **Carter Oliver Property** now.

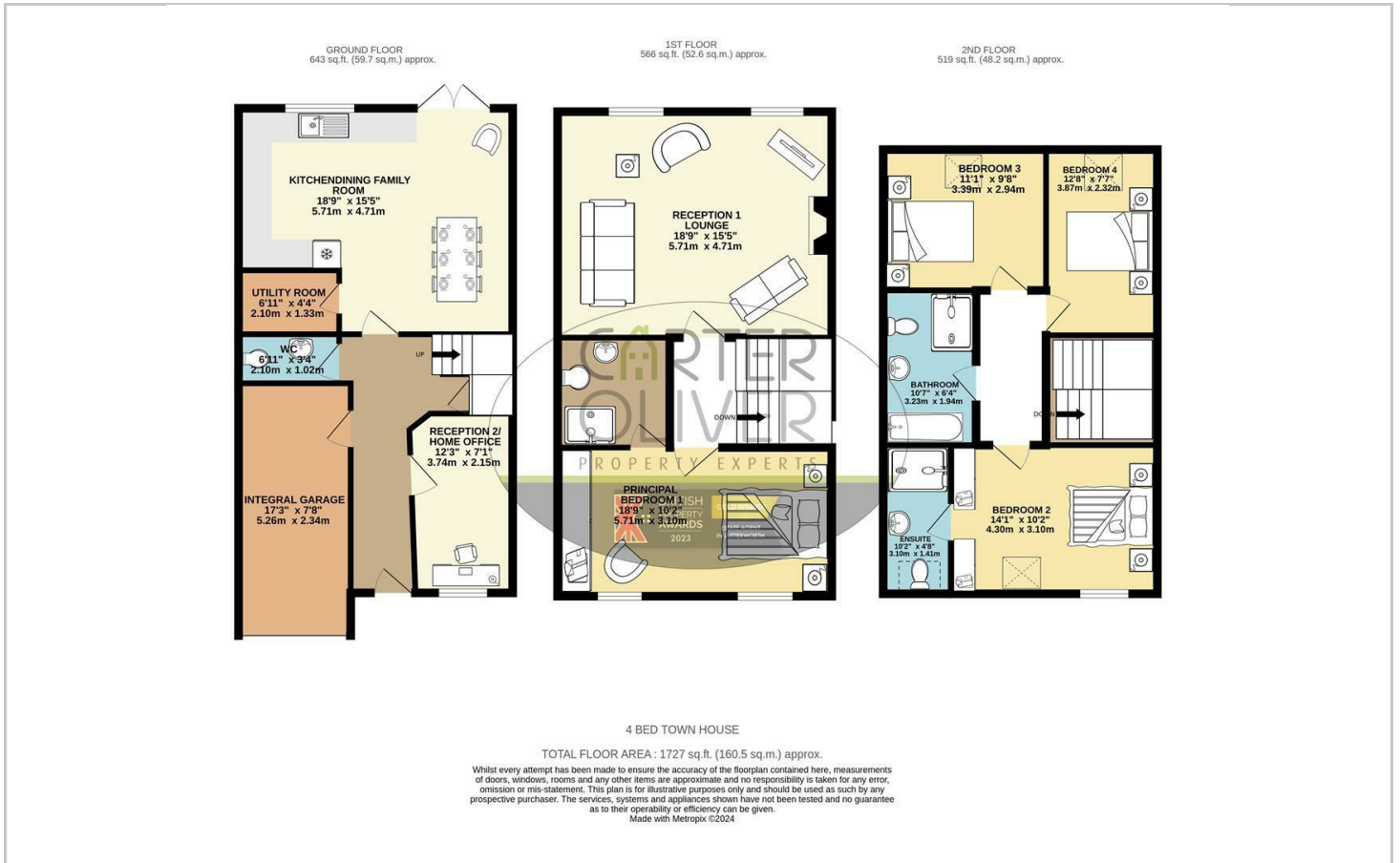
- **FOUR DOUBLE BEDROOM TOWN HOUSE**
- **WALKING DISTANCE TO TOWN CENTRE**
- **NO CHAIN**
- **2 RECEPTIONS / GROUND FLOOR WC**
- **LARGE DINING KITCHEN LEADING TO GARDEN**
- **2 PRINCIPAL BEDROOMS WITH ENSUITES**
- **FAMILY BATHROOM WITH SEPARATE BATH & SHOWER**
- **QUIET CUL-DE-SAC / INTEGRAL GARAGE**
- **FREEHOLD / COUNCIL TAX BAND -E**
- **EPC - C**



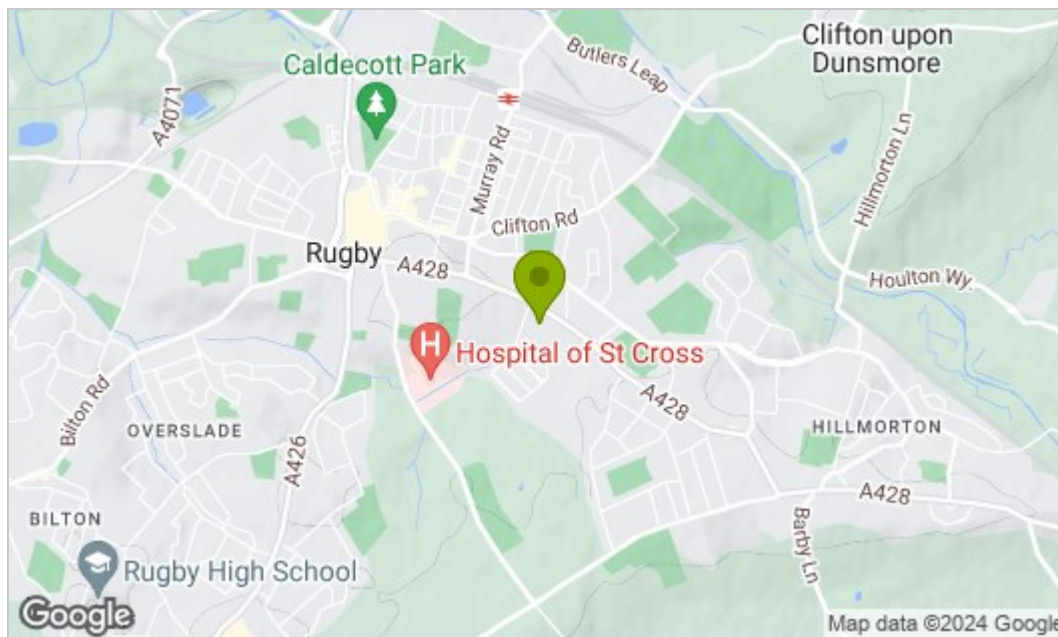
LARGE BEDROOMS AND LARGE LOUNGE



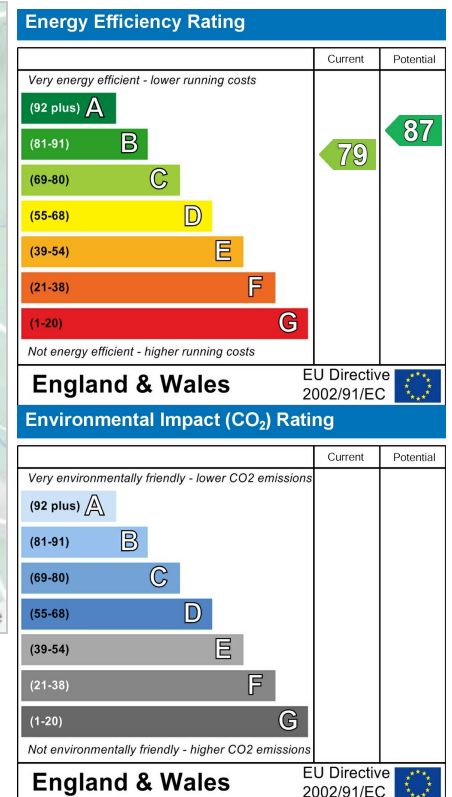
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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