



37 Academy Drive, Rugby, CV21 3UG

Asking price **£335,000**





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# 37 Academy Drive

Rugby, CV21 3UG

- Four Bedrooms, Modern Three Storey Home
- En-Suite
- Integrated Appliances
- No Upward Chain
- 2017 Built by Bellway Homes
- Single Garage and parking

A modern townhouse offering spacious and versatile living accommodation arranged over three floors and benefits from four bedrooms, located within easy walking distance of the town centre and train station, and within excellent schooling catchment.

The property enjoys a plot which comprises of an enclosed garden with patio area and lawn to the rear, with a tandem driveway and single garage in block to the side aspect.

The accommodation comprises in brief of an entrance hallway, lounge, kitchen/diner with modern fitted kitchen, integral appliances, and French doors to the garden, with a guest WC on the ground floor. The first floor features a landing area, three well-proportioned bedrooms and the family bathroom with the master bedroom and spacious en-suite with skylight window to the second floor.

The property will make a fantastic family home, offering ready to-move-into accommodation and further benefits from double glazing and gas central heating.



## Location

Entrance Hall

WC

Kitchen/Diner 13'8" x 9'3" (4.18 x 2.83)

Lounge 11'0" x 16'2" (3.36 x 4.94)

First floor landing

Bedroom Two 12'3" x 9'3" (3.74 x 2.84)

Bedroom Three 10'5" x 9'3" (3.19 x 2.84)

Bedroom Four 9'0" x 6'7" (2.76 x 2.01)

Bathroom

Second floor landing

Main Bedroom 15'6" x 12'5" (4.74 x 3.81)

En Suite



Rear Garden  
Estate Charge



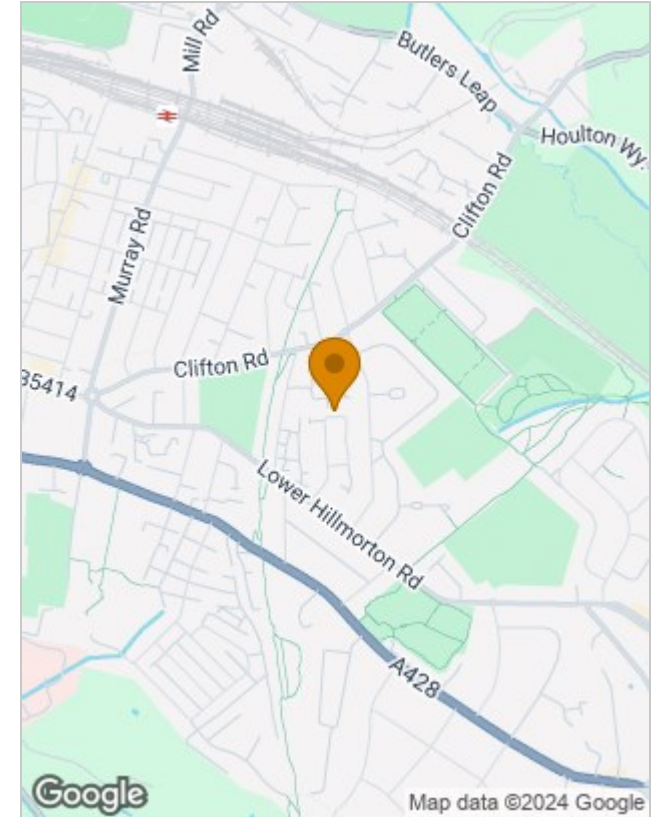




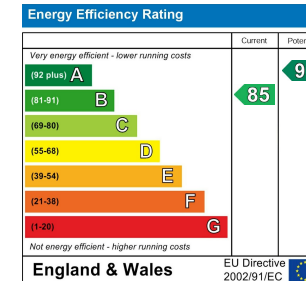
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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