



41 Chicory Drive, Rugby, Warwickshire, CV23 0UB

HOWKINS &
HARRISON

41 Chicory Drive,
Rugby, Warwickshire,
CV23 0UB

Guide Price: £190,000

This two bedroom end of mews property is offered to the market with no onward chain. Benefiting from off-road parking to the front and an enclosed rear garden. Early viewing of this property is advised.

Features

- Popular residential location
- Two bedrooms
- Sitting room
- Double glazed throughout
- Enclosed rear garden
- Off-road parking



Location

Boughton Vale is located North of Rugby with easy access to the surrounding road networks including M6, M1, A5 and A14. There is a wide range of amenities on the doorstep including the newly developed Elliot's Field Retail Park with a variety of shopping choices and a Tesco's superstore. There is a local primary school and Rugby Train Station is easily accessible offering the commuter a frequent service to London Euston which takes just under 50 minutes.



Ground Floor

From under a covered storm canopy, the property opens into the entrance hall, with parquet style flooring, door providing access to the sitting room and an opening leading through into the kitchen, which is located to the front of the property and is fitted with a range of base level units with complementary worksurfaces over. There is space for a freestanding cooker, fridge, freezer and tumble dryer, along with space and plumbing for a washing machine. The sitting room is situated to the rear aspect overlooking the garden, with a window and glazed door flooding the room with natural light. Stairs, with useful storage cupboard beneath, lead up to the first floor landing.

First Floor

The first floor landing has doors leading to the bedrooms, bathroom and an airing cupboard. Bedroom one is located to the rear with views over the garden, whilst bedroom two is located to the front of the property and benefits from a built-in cupboard/wardrobe. The bathroom comprises of a pedestal wash hand basin, WC and a panelled bath with glass shower screen and electric shower over, with part tiling to the walls.

Outside

To the front of the property there is a tarmac driveway which provides off-road parking, adjacent to which is an area laid to lawn, which could be converted into additional parking, subject to obtaining the relevant permissions. To the rear of the property, a paved patio area with steps lead up to the enclosed garden, which is mainly laid to lawn, with fencing to both side boundaries and a brick-built wall to the rear. There is also a useful wooden garden shed.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

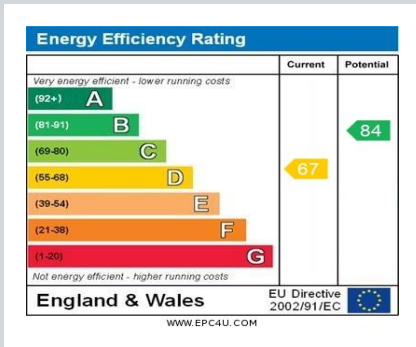
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

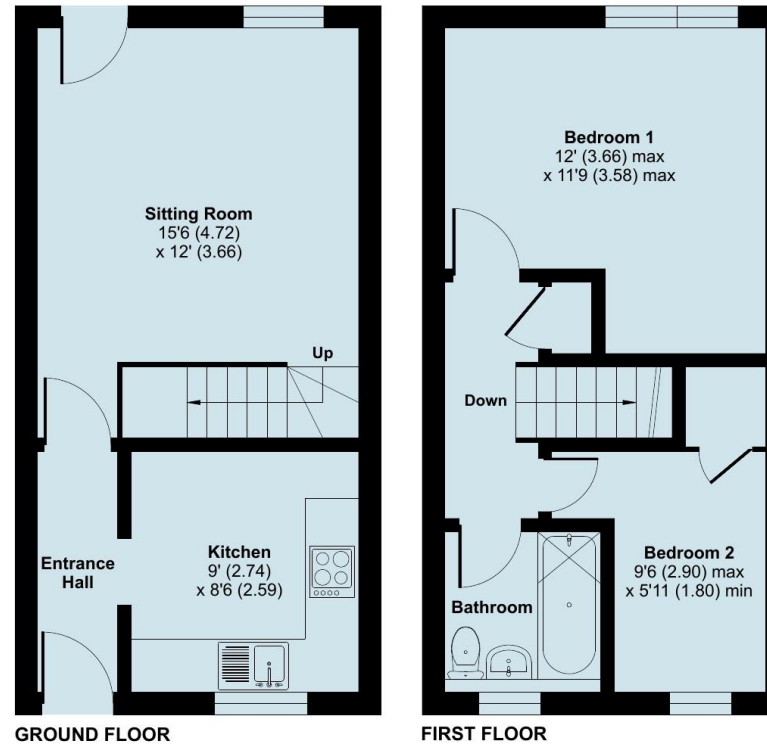
Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).
Council Tax Band – D.



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Approximate Area = 596 sq ft / 55.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Howkins & Harrison. REF:

Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.