



Connells

Bugle Close
Rugby



Property Description

***FIRST TIME BUYER OPPORTUNITY ***
on this modern end-terrace two bedroom home which is located in a quiet part of the extremely popular Coton Park development. Built by David Wilson Homes, this well presented home briefly comprises of an entrance hall, Lounge, Kitchen-Diner, Cloakroom, Three Bedrooms and private Rear Garden.

Situated on the popular Coton Park development which is North of Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Coton Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.

Approach

With a paved pathway leading to the front entrance.

Entrance Hall

With a door leading into the Lounge, stairs to the first floor and a radiator point.

Lounge

10' 2" max x 14' 3" max (3.10m max x 4.34m max)

With a double glazed window to the front & side aspect, a radiator point and a door leading into the Kitchen/Diner.

Kitchen/diner

10' 1" max x 14' 3" max (3.07m max x 4.34m max)

With a door leading from the Lounge, the Kitchen/Diner is modern fitted kitchen with wall & base units, double glazed windows to the rear aspect, a one and a half bowl stainless steel sink & drainer unit, complimentary work surfaces, integrated oven and gas hob, space for a washing machine & dish washer, space for a fridge freezer, a storage cupboard under the stairs, radiator and second door that leads to the Cloakroom & rear garden.

Cloakroom

With a low level flush WC, hand wash basin and radiator point.

Landing

With stairs leading from the entrance hall, the landing offers doors to both bedrooms and bathroom, a radiator point & loft hatch.

Bathroom

A part tiled three piece bathroom suite with double glazed window to the side aspect, bath with mixer taps and shower over, a wash hand basin, extractor fan and low level WC

Bedroom One

10' 3" max x 13' 9" max (3.12m max x 4.19m max)

With a double glazed window to the rear aspect, built in storage cupboard and a radiator point.

Bathroom

9' 7" max x 13' 9" max (2.92m max x 4.19m max)

A part tiled three piece bathroom suite with double glazed window to the side aspect, bath with mixer taps and shower over, a wash hand basin, extractor fan and low level WC.

Bedroom 2

9' 7" max x 13' 9" max (2.92m max x 4.19m max)

With a double glazed window to the front aspect, built in storage cupboard over the stairs and a radiator point.

Rear Garden

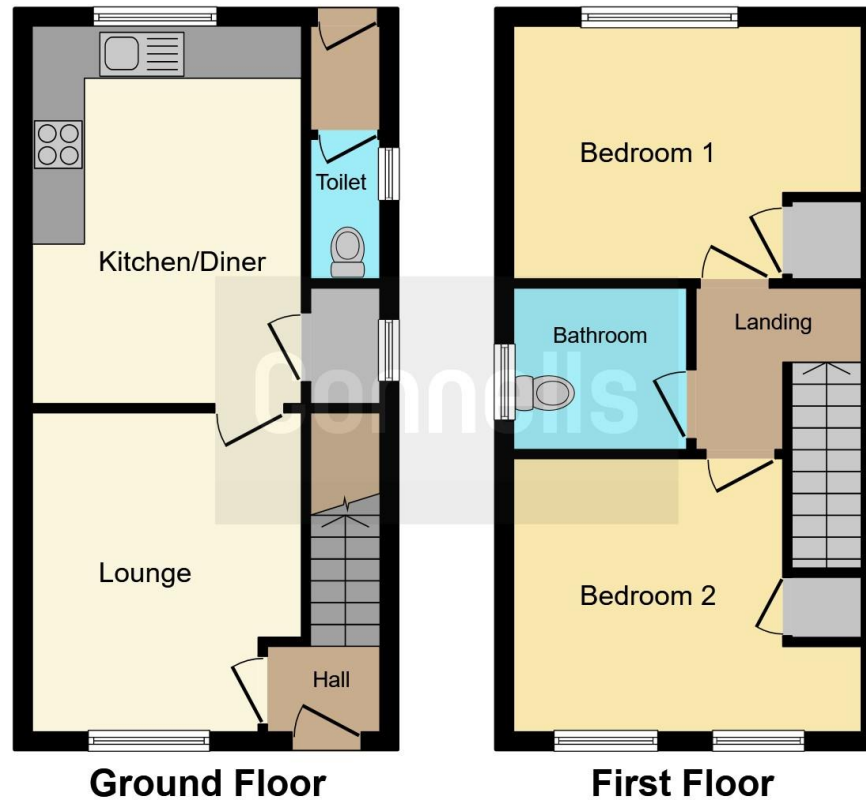
A fully fence enclosed private south facing garden with a patio area, is mainly laid to lawn and has side gate access.

Parking

With space for two cars to the side of the property.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/RBY106046

Tenure: Freehold



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