



Connells

Hopps Lodge Drive
Rugby



Property Description

PUBLIC NOTICE

Connells are now in receipt of an offer for the sum of

£170,000 for 3 Hopps Lodge Drive, GU1 3DG. Anyone wishing to place an offer on this property should contact Connells in Rugby on 01788 579880 before exchange of contracts.

IDEAL INVESTMENT OR FIRST TIME BUYER OPPORTUNITY A modern two bedroom semi detached house in need of refurbishment. The property comprises on the ground floor, entrance hall, cloakroom/WC, lounge and kitchen diner. On the first floor there are two bedrooms and a family bathroom. Externally there is a private rear garden and an allocated parking space within a communal area.

The location further benefits from excellent travel links which includes walking distance to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. This property is sold as seen.

This Property is currently under shared ownership with Orbit Housing but the property is being offered to purchase at 100% ownership.

Entrance Hall

Small hallway with laminate floor.

Cloakroom

W/C & sink.

Lounge

14' 2" x 10' 6" (4.32m x 3.20m)

Window to front, Cupboard.

Landing

Loft Access.

Bedroom One

13' 4" x 10' 6" (4.06m x 3.20m)

Window to front, laminate floor, airing cupboard.

Bedroom Two

12' 6" x 6' 9" (3.81m x 2.06m)

Window to rear, laminate floor.

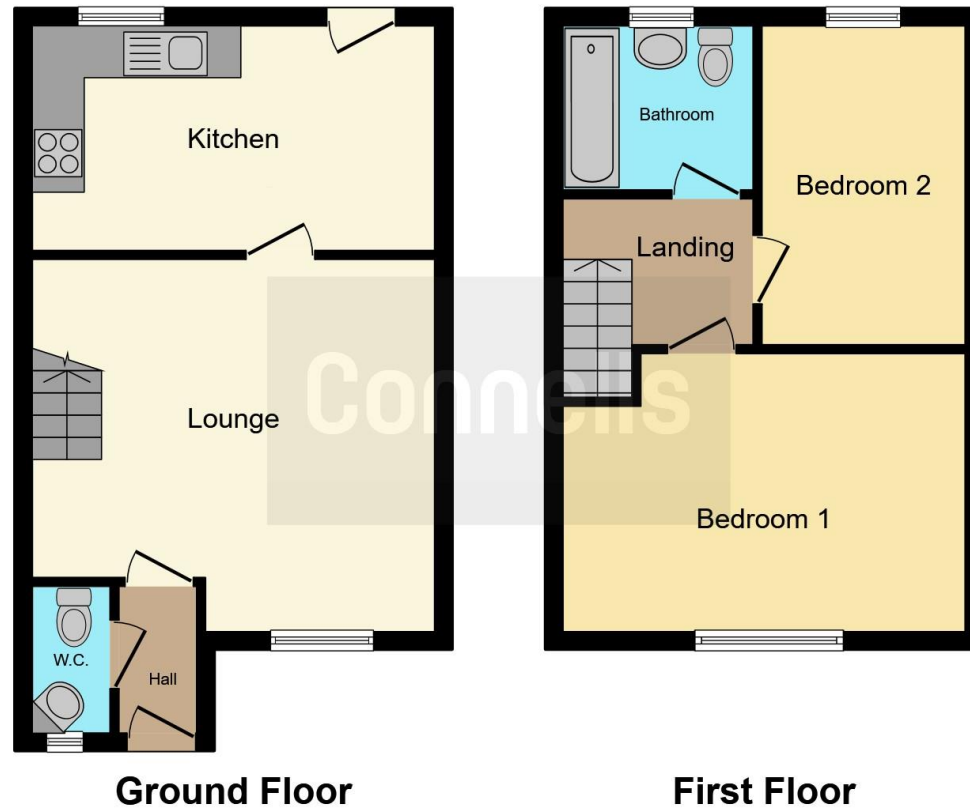
Bathroom

Bath with shower, sink & W/C, privacy window to rear.









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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY106281

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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