



Connells

Prior Park Road
Rugby



Property Description

****QUIET RESIDENTIAL AREA**** In brief the property comprises: entrance hall, kitchen, lounge/diner, cloakroom to the ground floor. Two bedrooms and family bathroom to the first floor. Further benefits include gas central heating, Upvc double glazing, rear garden and off road parking.

The property is close to 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. There is also easy access to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour. The property is also just a short drive to both Junction One and Elliot's Field retail parks. This property is also well situated for commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks.

The property is sold as seen.

Entrance Hall

Laminate Floor.

Cloakroom

W/C & sink, lino floor.

Lounge/ Diner

16' 8" Widest x 14' 8" (5.08m Widest x 4.47m)

Laminate & part carpet flooring. window & patio doors to rear.

Kitchen

10' 5" x 7' 7" (3.17m x 2.31m)

Window to front, fitted wall & base units, gas hob 7 electric oven.

Landing

Carpeted, loft access.

Bedroom One

14' 8" Widest x 10' 6" (4.47m Widest x 3.20m)

To front of property, double glazed, carpeted, airing cupboard.

Bedroom Two

14' 8" x 7' 2" (4.47m x 2.18m)

To rear of property, double glazed, carpeted.

Bathroom

Bath with electric shower, sink & w/c, lino flooring.

Rear Garden

Side access, two sheds, patio & lawn.

Parking

Parking to side of house.

Entrance Hall

Laminate Floor.

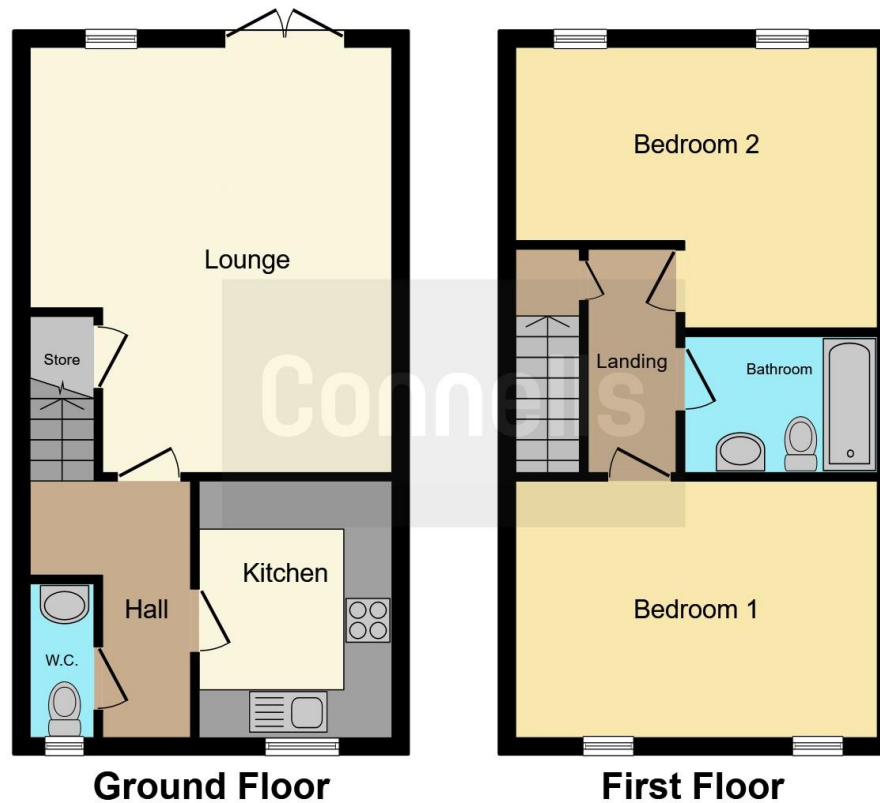
Agents Notes

Limited information on Tenure









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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25 Regent Street
 RUGBY CV21 2PE

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY106232

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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