



Connells

Baker Street
Rugby



Property Description

PUBLIC NOTICE

22 Baker Street, Rugby, CV21 1HZ

We are acting in the sale of the above property and have received an offer of £230,000.....

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: B

A modern mid terrace family home in the fantastic location of Baker Street close to local shops, schools and amenities and within walking distance to Rugby train station, Rugby College and Elliott's Field shopping park. Briefly comprising of entrance hall, guest cloakroom, breakfast kitchen, lounge, three good size bedrooms with ensuite to master and family bathroom. The property also benefits from an enclosed landscaped rear garden with rear access to two allocated parking spaces. This property is sold as seen.

Approach

Pathway up through foregarden to front door, leading through to;

Entrance Hall

Having staircase rising to first floor landing, understairs storage cupboard and door through to;

Kitchen

10' 1" Maximum x 11' Maximum (3.07m Maximum x 3.35m Maximum)

Fitted with a range of base and wall mounted units with complimentary worksurfaces, stainless steel sink and drainer and with space for fridge freezer and automatic washing machine. Intergrated appliances to include Zanussi oven and four ring gas hob with cooker hood over. Cupboard housing boiler and space for breakfast table.

Guest Cloakroom

Comprising of low-level WC and pedestal wash handbasin with tiled splashback, extractor fan and wood effect flooring.

Lounge

10' 8" x 15' 2" (3.25m x 4.62m)

Having french doors overlooking and leading to rear garden, wall mounted storage unit and wood effect flooring.

Landing

Staircase rising from entrance hall, loft hatch providing access to loft space.

Master Bedroom

8' 3" Excluding door recess x 9' 7" (2.51m Excluding door recess x 2.92m)

Window to front, mirror fronted fitted wardrobes.

Ensuite

Part tiled consisting of low-level WC, pedestal wash handbasin and fitted shower unit with shower over. Having a heated towel rail, tiled flooring, electric shaver point, extractor fan and window to front.

Bedroom Two

10' 3" Maximum x 8' 10" Maximum (3.12m Maximum x 2.69m Maximum)

Window to rear, space for wardrobes.

Bedroom Three

10' 9" x 6' 1" (3.28m x 1.85m)

Window to rear.

Family Bathroom

Part tiled consisting of low-level WC, pedestal wash handbasin and fitted bath with shower over, heated towel rail and extractor fan.

Rear Garden

Laid to patio and to lawn with gated access to the rear and parking.

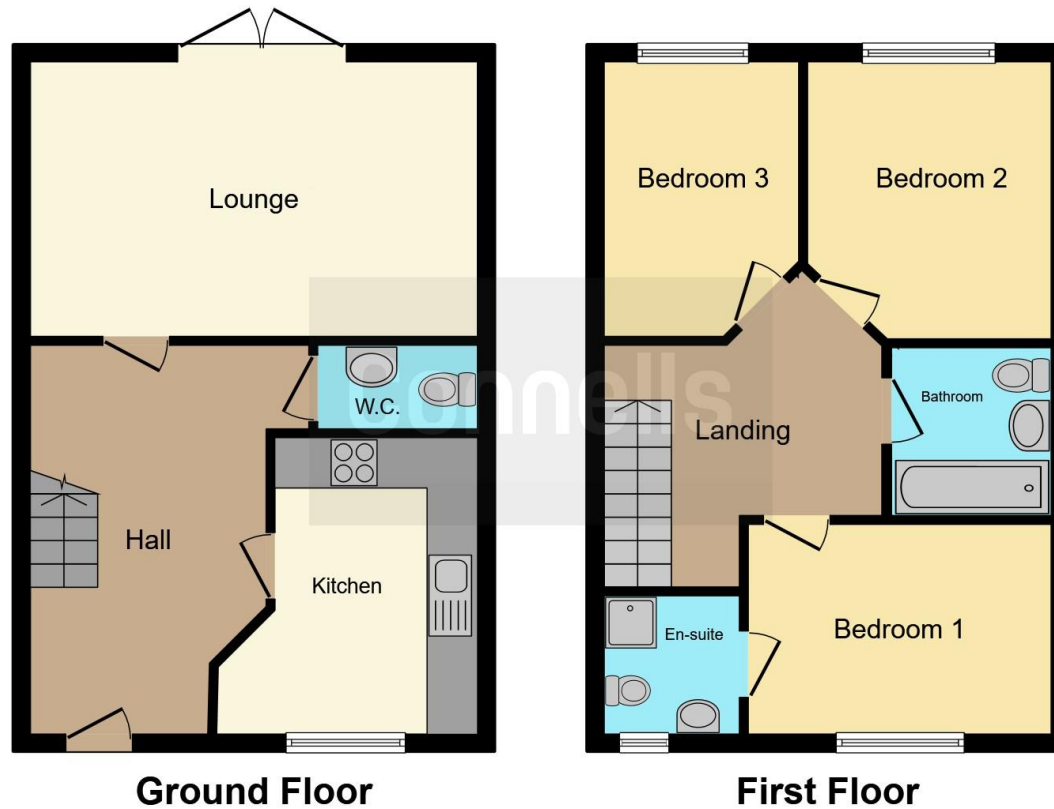
Parking

Two allocated parking spaces to the rear 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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: B

view this property online connells.co.uk/Property/RBY106293

Tenure: Freehold



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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