



Connells

Follager Road
RUGBY



Property Description

FIRST TIME BUYER OPPORTUNITY* comprises of open plan kitchen/dining/living, two bedrooms, study/utility, one bathroom and ensuite. This bright and airy modern home was built in 2005 by Redrow and further benefits from having a bike store and communal gardens.

The property is located within walking distance of the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.



Entrance Hall

Bedroom One

11' 11" Max x 8' 5" Max (3.63m Max x 2.57m Max)

Window to rear and door leading to ensuite.

Bedroom Two

Bathroom

8' 10" Max x 8' 3" Max (2.69m Max x 2.51m Max)

Window to rear.

Lounge

14' 1" Plus Stairs x 12' 3" Max (4.29m Plus Stairs x 3.73m Max)

Window 7 Juliette balcony to front, carpet. Open plan to kitchen area.

Kitchen

9' 6" Max x 9' 7" Max (2.90m Max x 2.92m Max)

A range of wall & base units, integrated oven and hob, open to lounge area, window to rear.

Study/ Third Bed

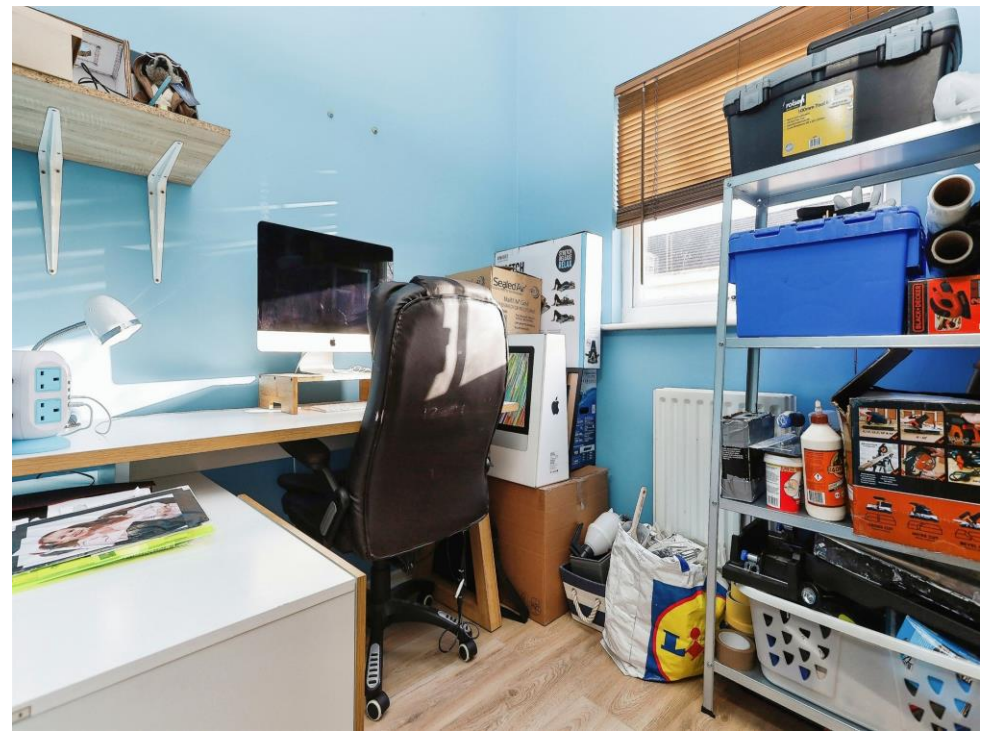
7' 10" Max x 6' 8" Max (2.39m Max x 2.03m Max)

This room can be used as either a third bedroom or study, window to rear, carpet.

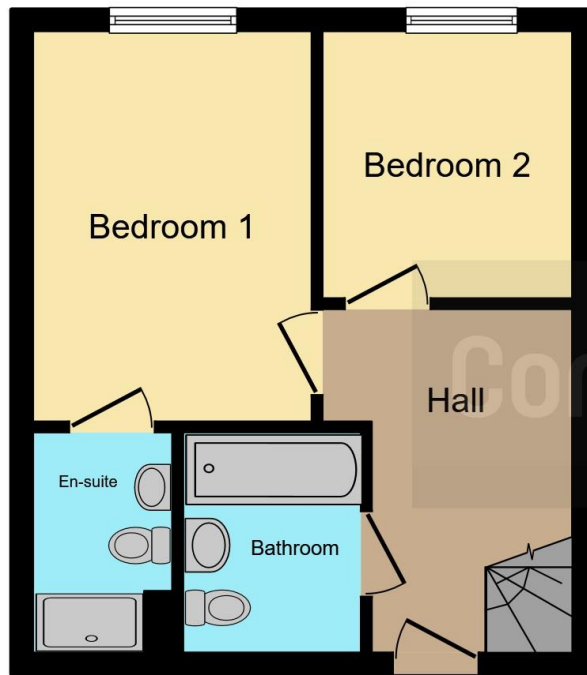
Parking

Allocated car park space

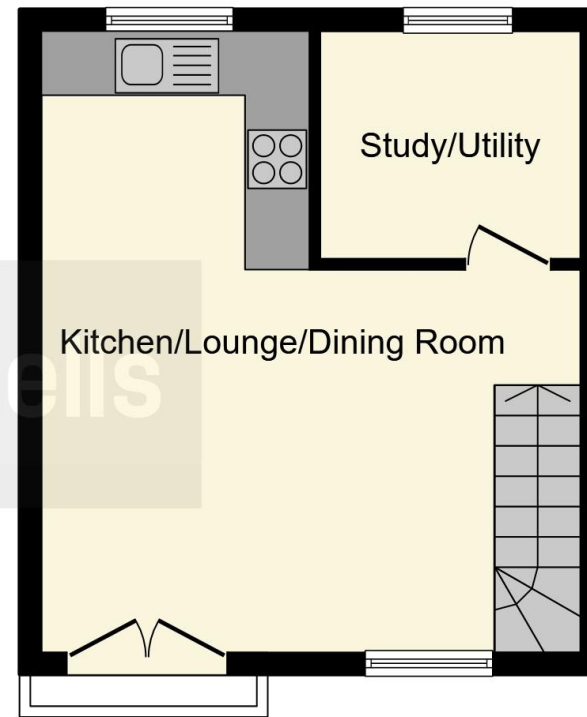








Ground Floor



First Floor

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
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY106309

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2005. 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.

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