



Connells

Tyrella Sawbridge Road
Grandborough Rugby

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Grandborough Rugby CV23 8DN

for sale guide price
£445,000



Property Description

*****SPACIOUS THREE BEDROOM BUNGALOW**** In need of refurbishment in a highly sought after village location. The property comprises, porch entrance, reception hallway, spacious reception, kitchen, three bedrooms and bathroom. Externally the property boasts a large driveway, garage, front garden and a beautifully mature rear garden.

Grandborough is a quaint countryside village with gorgeous views and local amenities. Perfectly located for travel with Leamington Spa just 12 miles away and Rugby, by train, just 6 miles. Shopping offers a variety of options such as Rugby Central, Warwickshire shopping park and Bicester Retail Village.



Entrance Porch

Entrance Hall

Storage Cupboard

Dining Room

11' 1" x 9' 10" (3.38m x 3.00m)

Storage cupboard.

Lounge

24' 1" x 15' 10" max (7.34m x 4.83m max)

Large window to front, fireplace, patio doors to rear.

Kitchen

14' max x 12' 8" max (4.27m max x 3.86m max)

Kitchen diner, wooden wall & base units, lino floor, window & door to rear.

Bedroom One

15' 3" x 11' 11" (4.65m x 3.63m)

Double room to side, doubleglazed, three double wardrobes, carpeted.

Bedroom Two

12' 7" x 9' 11" (3.84m x 3.02m)

double to side, double glazed window, three wardrobes.

Bedroom Three

12' x 7' 5" (3.66m x 2.26m)

Carpeted.

Rear Garden

Large rear garden, patio area.

Parking

Garage, rear access.

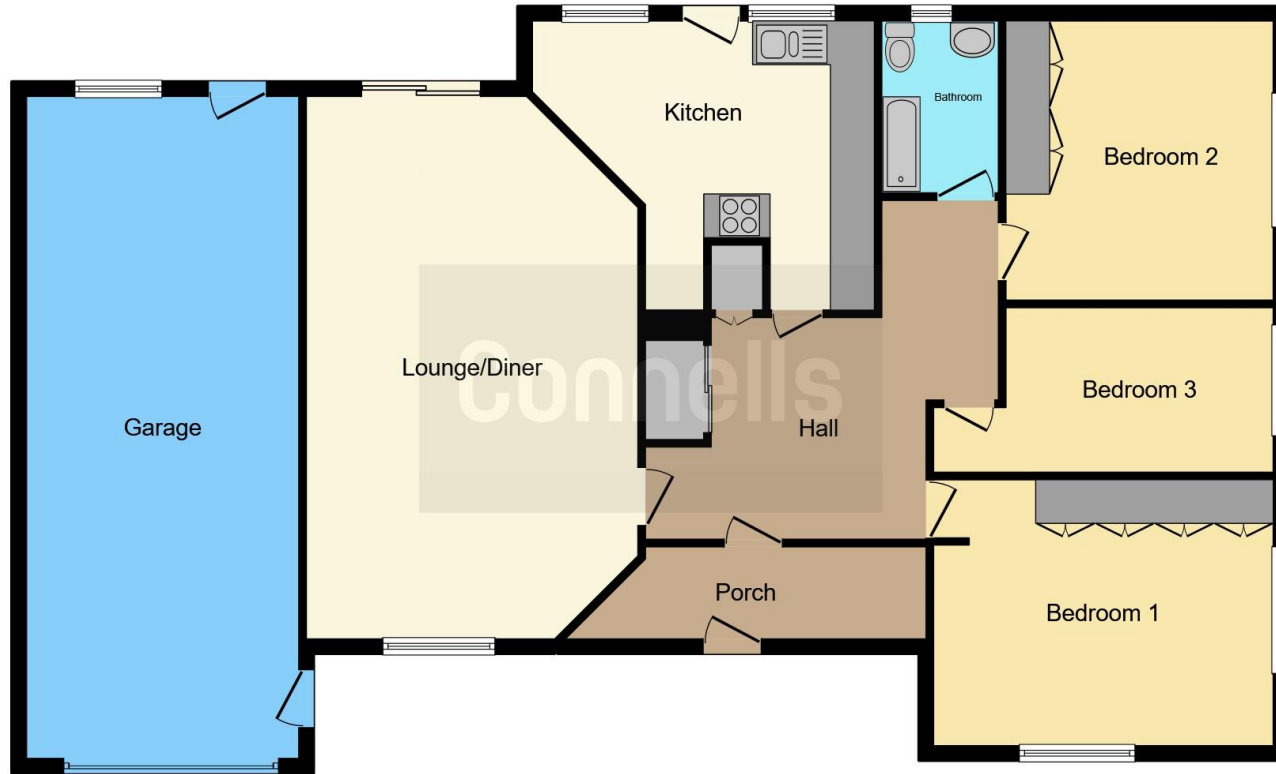
Outbuilding

Greenhouse









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: D

Tenure: Freehold

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Property Ref: RBY106295 - 0003