



**Connells**

Buchanan Road  
Rugby



## Property Description

A lovely detached family home situated in the sought after location of Buchanan Road opposite Buchanan Park. This spacious property has potential for modernisation, close to local schools, shops, amenities, parks and local dog walks.

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.

Briefly comprising of entrance hall, guest cloakroom, lounge, kitchen, utility, dining room, lounge, four good size bedrooms, space for ensuite to master and family bathroom. The property also benefits from generous front and rear gardens, driveway for multiple vehicles and a single garage.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to

lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Approach

Approaching down driveway past front garden laid to lawn. Open canopy porch to front door

leading into;

## Entrance Hall

Staircase rising to first floor landing, storage cupboard, door through to;

## Guest Cloakroom

Low-level WC, wash hand basin and window to front.

## Lounge

15' 2" x 12' 6" ( 4.62m x 3.81m )

Bay window to front, feature fireplace with space for gas fire.

## Dining Room

12' 5" Maximum x 8' Maximum ( 3.78m Maximum x 2.44m Maximum )

Space for dining table, French doors overlooking and leading to rear garden.

## Kitchen

11' Maximum x 10' 2" Maximum ( 3.35m Maximum x 3.10m Maximum )

Fitted with a range of wall and base mounted units, complementary work surfaces and integrated appliances to include Hotpoint oven, four ring gas hob and cooker hood over. British gas boiler, window to rear, space for dishwasher and feature tile splashback. Tiled flooring and breakfast bar. Storage cupboard.

## Utility

5' 7" x 4' 10" ( 1.70m x 1.47m )

Worksurface with stainless steel sink and drainer, space for washing machine, window

to rear and door overlooking and leading to rear garden.

## Landing

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

## Master Bedroom

12' 2" Maximum x 10' 5" Maximum ( 3.71m Maximum x 3.17m Maximum )

Window to front. Fitted wardrobes providing hanging and shelving space,

## Ensuite

Having space for shower unit, wash hand basin and low level WC with small window to side. Opportunity for improvement.

## Bedroom Two

10' 5" x 8' 4" ( 3.17m x 2.54m )

Window to rear, space for wardrobes.

## Bedroom Three

9' 3" x 8' 4" ( 2.82m x 2.54m )

Window to front, space for wardrobes.

## Bedroom Four

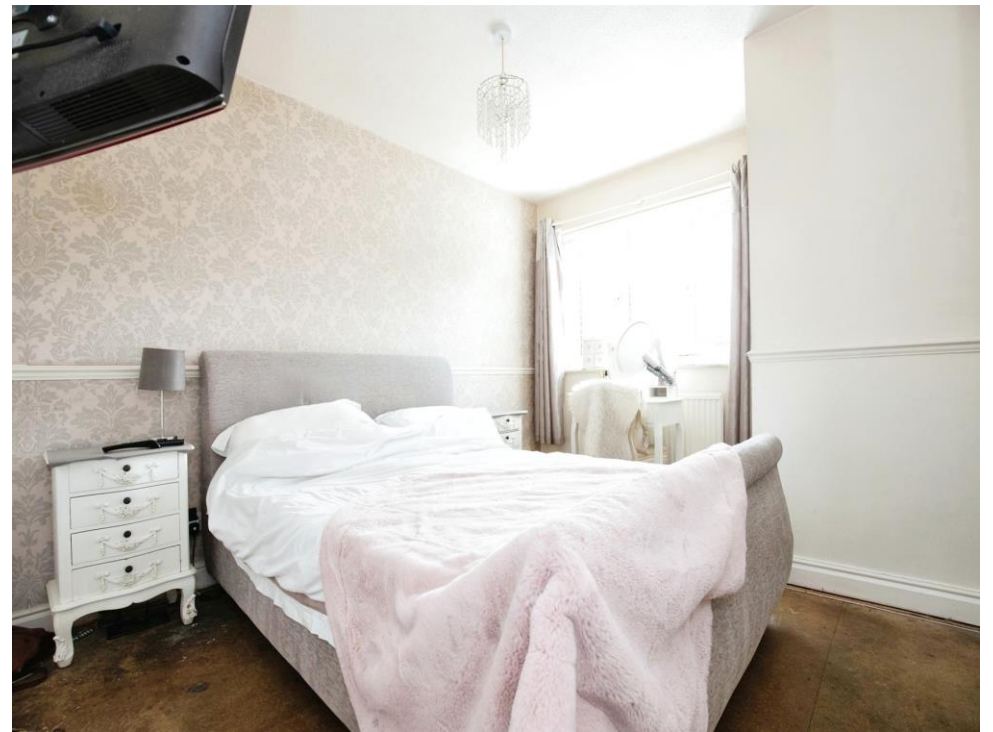
9' 2" Excluding wardrobes x 6' 3" Excluding wardrobes ( 2.79m Excluding wardrobes x 1.91m Excluding wardrobes )

Window to rear and fitted wardrobe provided hanging and shelving space.

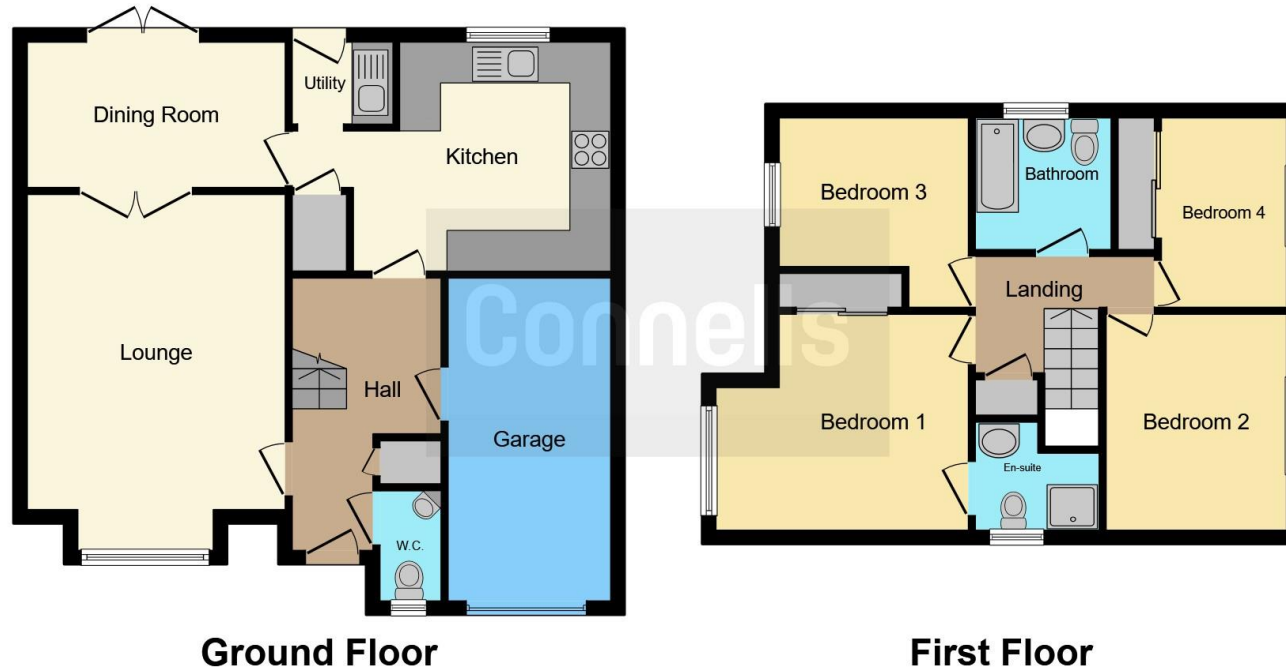
## Family Bathroom

Partially tiled with fitted bath, pedestal wash









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](http://www.focalagent.com)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/RBY106520](http://connells.co.uk/Property/RBY106520)**

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.

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