



Connells

Featherbed Lane
Rugby



Property Description

***THREE BEDROOM MID TERRACE HOUSE** in the sought-after residential area of Hillmorton close to local amenities and transport links. In brief the property comprises of entrance hall, lounge, dining room, modern kitchen and conservatory on the ground floor, three bedrooms and bathroom on the first floor. The property also benefits from double glazing, central heating, rear garden and driveway parking to the front.

The property is also a short 5 minute drive away from 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

Stairs to first floor.

Lounge

11' 9" x 13' 4" Max (3.58m x 4.06m Max)
To front of property, laminate floor, electric fire.

Dining Room

10' 2" x 8' 2" (3.10m x 2.49m)
Access to conservatory, laminate floors, patio doors.

Kitchen

8' 1" x 10' 4" (2.46m x 3.15m)
Laminate floor, dishwasher, electric oven, electric hob, microwave, fridge freezer, access to rear garden.

Conservatory

9' 11" x 7' 4" (3.02m x 2.24m)
3x glass sides, patio doors.

Landing

Laminate floor, boiler cupboard.

Bedroom One

10' 8" & wardrobes x 10' 5" (3.25m & wardrobes x 3.17m)

To rear of property, laminate floor, fitted wardrobes.

Bedroom Two

11' 10" x 8' 10" (3.61m x 2.69m)

To front of property, laminate floor.

Bedroom Three

8' 10" x 6' 4" (2.69m x 1.93m)

To front of property, laminate floor, storage cupboard.

Bathroom

Bath with shower over, sink, w/c, window to rear.

Rear Garden

Paved & lawn, side access, shed.









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

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EPC Rating: D

Tenure: Freehold

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