



Connells

Holbrook Avenue
RUGBY



Property Description

*****FIRST TIME BUYER/INVESTMENT OPPORTUNITY***** Connells are delighted to offer this lovely three bedroom mid-terraced property with room for modernisation. Situated in a prime location within walking distance to Rugby's town centre and railway station, the property briefly comprises of three good size bedrooms, rear garden and on street parking, this property would be a wonderful opportunity for a family home or investment.

The property is situated on the sought after Holbrook Avenue which is within walking distance of Rugby's award winning Caldecott Park and the town centre which offers a great selection of High Street & 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 a short drive to Rugby Railway Station offering a regular rail service to London Euston in just under 50 minutes.

Step inside this fantastic property which internally accommodates an entrance hall, spacious lounge with open fire and bay windows, open kitchen and diner with wooden flooring, three good size bedrooms, loft and family bathroom. Externally, you are presented with a large rear garden which holds room for improvement, an entrance porch and ample street parking to front.

Entrance Hall

Narrow spacious hall with under stair storage space and stairs leading to first floor.

Lounge

13' 3" x 10' 2" (4.04m x 3.10m)

Large bay windows with open featured fire place.

Dining Room

13' 2" x 11' 1" (4.01m x 3.38m)

Includes fitted storage cabinet and space and space for electric fireplace. Access to garden through double doors.

Kitchen

9' 7" x 5' 9" (2.92m x 1.75m)

Fitted cooker with gas hob, and additional space for fridge freezer, washing machine, and dishwasher. Wooden flooring throughout. Window to rear.

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Landing

Access to spacious loft with hatch.

Bedroom 1

13' 3" x 11' 2" (4.04m x 3.40m)

Window to rear and space for wardrobe.

Bedroom 2

11' 4" x 11' 2" (3.45m x 3.40m)

Space for wardrobes and window to front.

Bedroom 3

8' 11" x 7' 6" (2.72m x 2.29m)

Space for wardrobe and window to front.

Bathroom

Built in bath with shower, tiled flooring, sink and WC. Window to rear.

Rear Garden

Patio and garden shed to rear.

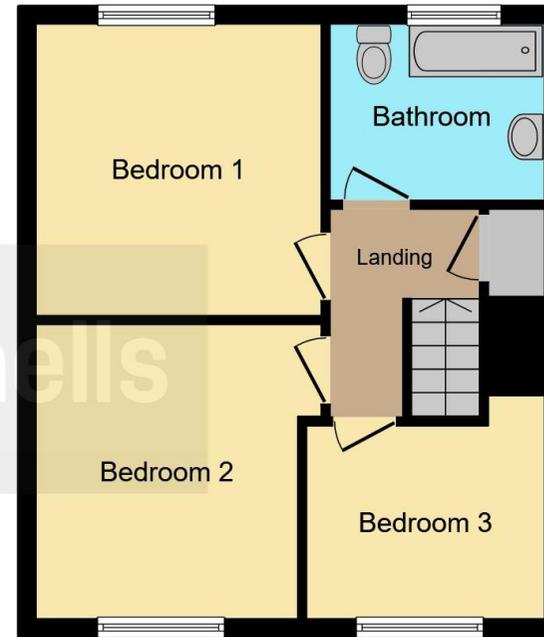








Ground Floor



First Floor

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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EPC Rating: D

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Tenure: Freehold



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