





Property Description

*** MUST SEE FIRST TIME BUYER OR INVESTMENT OPPORTUNITY WITH NO ONWARD CHAIN***

Connells are delighted to present this three bedroom mid-terraced home situation on a desirable road in the heart of Rugby. Cadence Street 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 Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes. This property is also well situated for commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks, and is also just a short drive to both Junction One and Elliot's Field retail parks.

The property in brief comprises of an lounge, dining room, kitchen, utility area, three double bedrooms, family bathroom spacious rear garden, and on street parking. With great opportunity for modernisation, Caldecott Street is a must see property and has fantastic potential for a family home or buy to let investment.

Entrance Hall

Following through from entrance door, featuring a radiator and staircase rising to first floor and door to right leading you through to;

Lounge

11' 4" Maximum x 10' 8" Maximum (3.45m Maximum x 3.25m Maximum)

Includes space for feature fireplace, radiator, sliding glass doors to dining room and large bay windows to front.

Dining Room

10' 10" x 11' 7" (3.30m x 3.53m)

Positioned in the middle of the house between the lounge and kitchen, the dining room features space for family dining table, radiator and a window to the rear overlooking the garden.

Kitchen

7' 9" x 10' 2" (2.36m x 3.10m)

Featuring tiled floors, wall and base mounted units, spacious understair storage cupboard, space for a cooker and fridge freezer and window to side.

Utility Room

8' 9" Maximum x 5' 11" Maximum (2.67m Maximum x 1.80m Maximum)

Includes space for washing/dryer and access door to the side of the property. Boiler is also located here.

Landing

Stairs at entrance hall lead onto first floor

landing which features an airing cupboard for storage and access to loft hatch.

Bedroom One

15' 5" x 11' 4" (4.70m x 3.45m)

Space for wardrobe, radiator and window to front.

Bedroom Two

11' 10" x 9' 8" (3.61m x 2.95m)

Space for wardrobe, radiator and window to rear.

Bedroom Three

7' 9" x 11' 8" (2.36m x 3.56m)

Space for wardrobe, radiator and window to rear.

Rear Of Property

Enclosed rear garden overlooking matured trees, with lawn and patio area. Side access through pathway.

Front Of Property

On street parking for multiple vehicles. Gated pathway to the right with access to garden/bins.









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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