



Connells

Boughton Road
Rugby



Property Description

*****IDEAL FIRST TIME BUYER/INVESTMENT OPPORTUNITY*****

Connells are delighted to offer this well located, good size three bedroom mid terraced home with easy access to plenty of local shops, amenities and transport links. The sellers have also said they will be re tiling the roof in June 2024.

Boughton Road is situated in an ideal location and further benefits from excellent easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes.

There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, and the renowned Rugby School. Rugby also offers an extensive range of shopping facilities, including Elliott's Field retail and Leisure park and The Clock Towers shopping centre.

Step inside this fantastic property which briefly comprises internally of a lounge, dining room, kitchen, three well sized bedrooms, family bathroom, and externally a spacious rear garden with parking.

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

Open canopy porch with main entrance door leading through to;

Entrance Hall

Hallway with stairs rising to first floor and door leading to;

Lounge

10' 5" x 16' 4" (3.17m x 4.98m)

Featuring a large bay window to front and a stud wall giving the option to create an open plan living space.

Dining Room

13' 5" Maximum x 12' 5" Maximum (4.09m Maximum x 3.78m Maximum)

Featuring under stair storage, space for family dining table and window to rear.

Kitchen

11' 9" x 8' (3.58m x 2.44m)

Featuring a built in cooker with gas hob and over fan, sink, space for fridge freezer, a range of wall and base mounted units, window to side and door to side leading to rear garden.

Utility Room

Room for utility space, downstairs toilet or storage is located to the rear of the kitchen and can also be access from outside.

Landing

Providing hatch for loft access.

Bedroom One

10' 7" x 13' 6" (3.23m x 4.11m)

Good size double bedroom with space for wardrobe, built in shelves and two windows to front.

Bedroom Two

8' 3" x 11' 10" (2.51m x 3.61m)

Double bedroom with space for wardrobe, built in shelves and window to rear.

Bedroom Three

8' Maximum x 7' 8" Maximum (2.44m Maximum x 2.34m Maximum)

Single bedroom with space for window and window to rear.

Rear Garden

East facing garden with fencing and patio area, door to utility space and a gate to rear providing access to parking space and communal drive.









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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: D

view this property online connells.co.uk/Property/RBY106565

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RBY106565 - 0004