



Connells

Bugle Close  
Rugby



### Property Description

**\*\*FIRST TIME BUYER OPPORTUNITY \*\*\*** on this modern two bedroom coach house which is located in a quiet part of the extremely popular Coton Park development. Built by David Wilson Homes the property briefly comprises of an entrance hall, lounge/diner, fitted kitchen, two bedrooms, a family bathroom and uniquely offers a private rear garden. The property further benefits from double glazing and gas central heating. Early viewing is advised!!

Situated on the popular Coton Park development which is North of Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Coton Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.



## Entrance Hall

stairs to 1 st floor:

## Lounge

17' 6" x 15' 6" Max ( 5.33m x 4.72m Max )

Wooden floors, Skylights, Juliette balcony, storage cupboard.

## Kitchen

12' 4" x 6' 4" ( 3.76m x 1.93m )

Vinyl floor, skylights, gas hob, electric oven, white wall & base units, space for fridge freezer, washing machine & dishwasher.

## Hall

Loft access.

## Bedroom One

10' 11" x 10' 3" ( 3.33m x 3.12m )

Window to front, carpeted.

## Bedroom Two

10' 6" x 8' 2" ( 3.20m x 2.49m )

Window to front, carpeted.

## Bathroom

Bath & electric shower over bath, w/c & sink, skylight.

## Rear Garden

Side access.

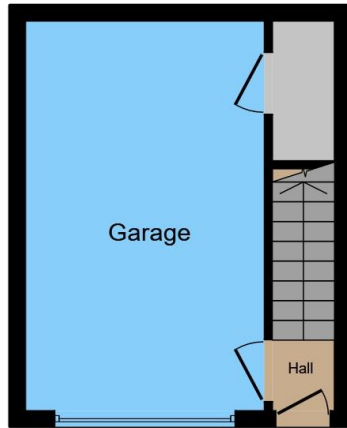
## Parking

Garage

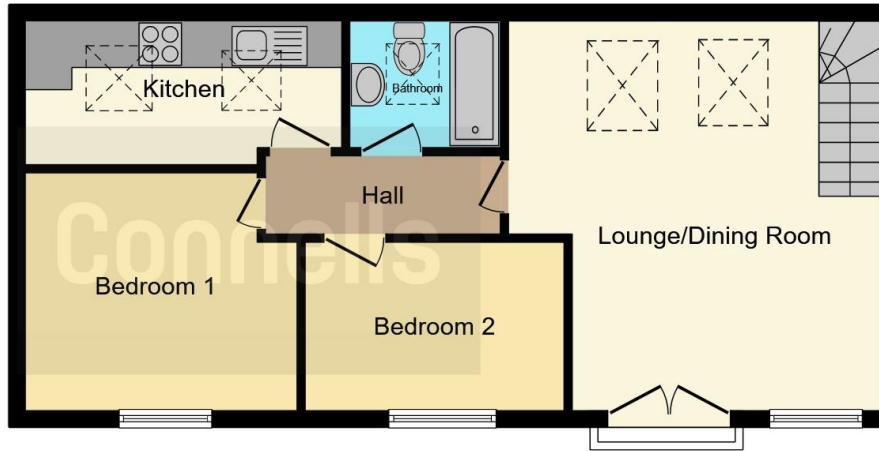








**Ground Floor**



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

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
RUGBY CV21 2PE

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY106659](http://connells.co.uk/Property/RBY106659)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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