



Connells

Earl Street
Rugby



Property Description

*****FANTASTIC FIRST TIME BUYER OR INVESTMENT OPPORTUNITY*****

Connells are delighted to offer the opportunity to acquire this well presented, renovated three bedroom home located on Earl Street in Rugby. The property in brief comprises of entrance hall, open plan lounge/diner, recently refurbished kitchen, a cellar, three well sized bedrooms, family bathroom and rear garden.

Earl Street is situated 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 major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

Call us now on 01788 579880 to save your space in our exclusive open house on this must see property!

Entrance Hall

Main entrance door leading to hall with stairs rising to first floor and access door leading to;

Lounge & Dining Room

21' 10" Maximum x 11' 7" Maximum (6.65m Maximum x 3.53m Maximum)

A spacious open plan lounge and dining room with laminate flooring throughout, french doors and window to front.

Kitchen

15' x 7' 7" (4.57m x 2.31m)

Featuring a range of wall and mount base units, an integrated oven with gas hobs and extractor hood, integrated dish washer, and space for fridge freezer and washing machine, stainless steel sink and drainer, access door to rear and window to side.

Cellar

11' 4" x 10' 11" (3.45m x 3.33m)

Cellar with window to front.

Landing

Featuring loft hatch providing access to the loft.

Bedroom One

10' 10" x 8' 11" (3.30m x 2.72m)

Featuring space for wardrobe and window to front.

Bedroom Two

10' 11" x 9' (3.33m x 2.74m)

Featuring space for wardrobe and window to rear.

Bedroom Three

8' 7" x 7' 10" (2.62m x 2.39m)

Good size third bedroom with space for wardrobe and window to side.

Family Bathroom

Tiled bathroom featuring a built in bath with shower over, low level WC and wash hand basin.

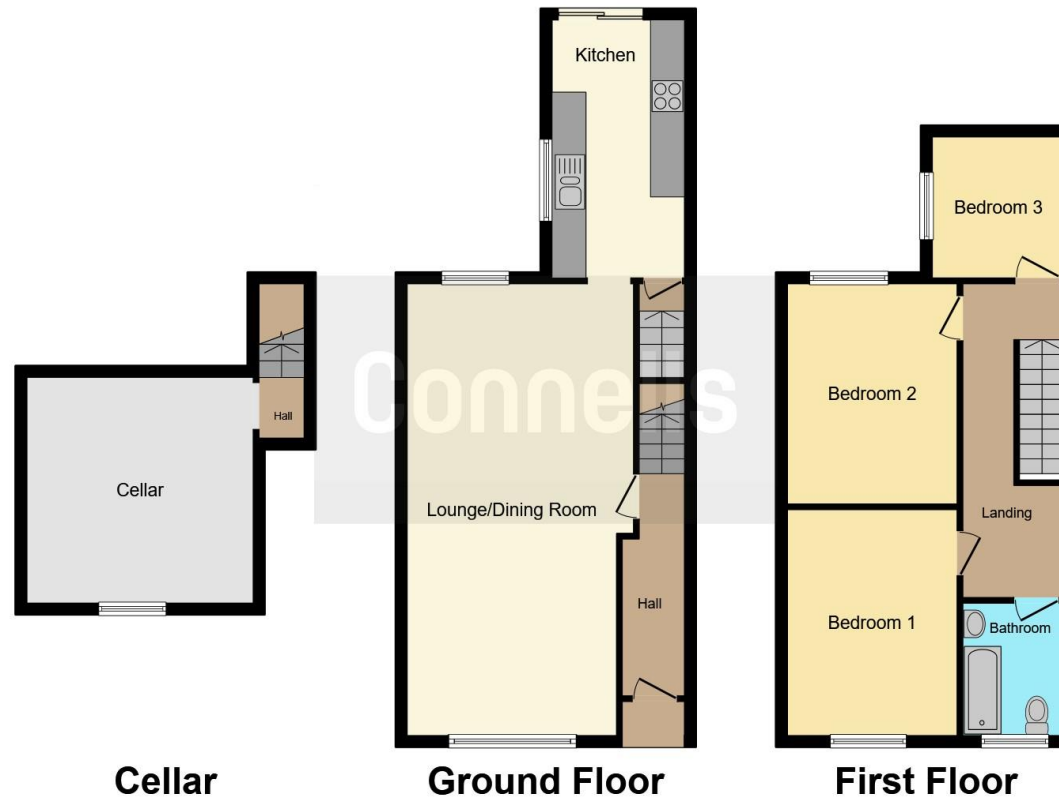
Rear Garden

Enclosed rear garden laid to lawn with side access.









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

view this property online connells.co.uk/Property/RBY106340

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.

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