



Connells

Skelhorn Avenue
RUGBY



Property Description

***WELL PRESENTED TWO BEDROOM
MID-TERRACED HOUSE***

Connells are delighted to offer this fantastic first time buyer or investment opportunity on this two bedroom mid-terrace home situated on Skelhorn Avenue in North Rugby on the highly sought after Rochberrie Heights development, close to the town centre and its many amenities and great transport and motorway links.

Built in 2019, this well presented home briefly comprises of entrance hall, cloakroom, fitted kitchen with integrated oven, fridge freezer, dish washer & washing machine, understair storage, along with an open plan lounge/diner with double doors to garden. The first floor offers two good size bedrooms and a family bathroom. The property also benefits from gas central heating throughout. Externally, the property benefits from a private rear garden laid to lawn with a powered shed, and driveway with allocated parking along with lovely field views to front.

Call us today on 017885 579880 to arrange your exclusive viewing!

Approach

The front of the property benefits from field views, driveway with allocated parking and access to main entrance door;

Entrance Hall

Entrance hall providing access doors to all downstairs reception rooms, stairs rising to first floor and radiator.

Cloakroom

Featuring wash hand basin, low level WC and window to front.

Kitchen

10' 7" x 6' (3.23m x 1.83m)

Fitted kitchen with a range of wall and mount base units. Integrated appliances are to include oven with four ring gas hob and extractor fan, fridge freezer, dish washer and washing machine. Window to front,

Lounge/Diner

13' 1" Maximum x 13' 6" Maximum (3.99m Maximum x 4.11m Maximum)

A lovely open plan kitchen/diner with space for sofa and dining table. There is also understair storage, double doors leading to garden and radiator.

Landing

Featuring the loft hatch providing loft access and radiator.

Bedroom One

9' 1" x 12' 11" (2.77m x 3.94m)

The master bedroom features a built in storage cupboard, space for additional wardrobes, two windows to front and a radiator.

Bedroom Two

7' 11" x 13' 1" (2.41m x 3.99m)

The second bedroom features space for wardrobe, window to rear and radiator.

Family Bathroom

Good size fitted bathroom with built in bath and shower, wash hand basin, low level WC and fan.

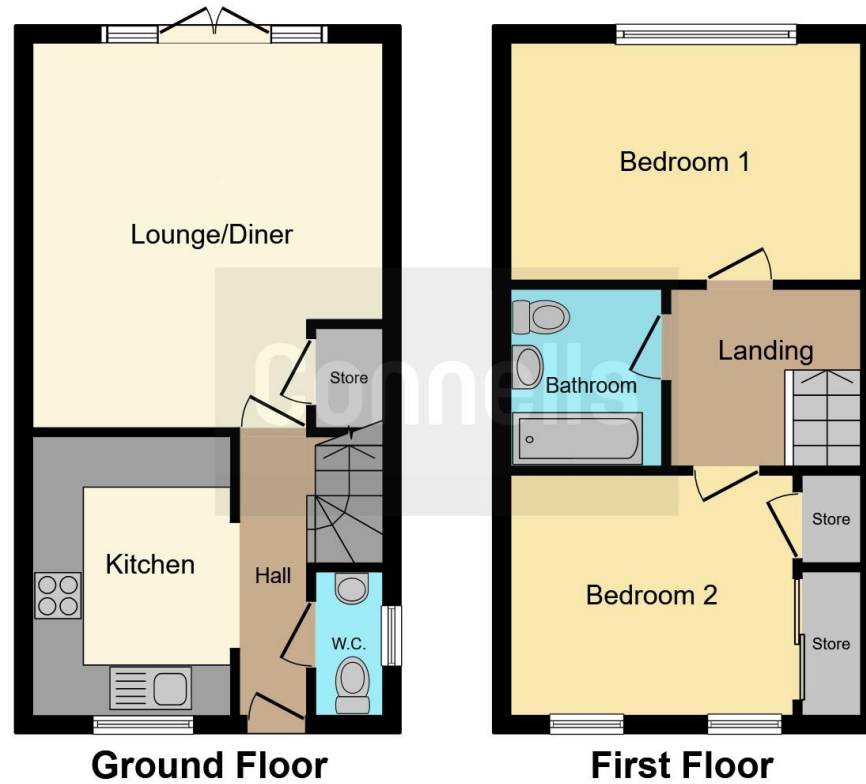
Rear Of Property

Externally, the property benefits from a private rear garden laid to lawn with patio area, a shed with power, and 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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY106699



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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