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Tree Tops Oxford Road
Princethorpe RUGBY



Property Description

READY TO MOVE INTO fully furnished park home is located on a private development in the sought after village of Princethorpe. The property is well situated providing easy access to key road links providing easy access into Rugby, Coventry City Centre and Leamington Spa.

Princethorpe is just a short 20 minute drive into 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.

Leamington Spa is less than a 20 minute drive and offers a great selection of independent boutiques, high street stores, cafés and restaurants. The Royal Pump Rooms is home to Leamington Spa Art Gallery and Museum, library and café as well as the beautiful Jephson Gardens.

This bright and airy property briefly comprises of L-shaped lounge/dining area, modern fitted kitchen with integrated appliance, two double bedrooms with ensuite to master and family bathroom. The property also benefits from double glazing, central heating, rear garden and driveway to the side of the property with off street parking.

Entrance Hall

Hall carpet, coat cupboard

Lounge

14' 11" x 10' 4" (4.55m x 3.15m)

Dual aspect reception, large bay window, electric fire, carpeted.

Kitchen

17' 10" x 8' 6" (5.44m x 2.59m)

Fitted with a range of wall and base units with complimentary worktops, window to side, stainless steel sink and drainer with mixer tap, integrated oven, hob, extractor fan, fridge/freezer and washer/dryer, lino flooring.

Bedroom One

9' 4" x 9' 2" (2.84m x 2.79m)

Full-length windows to rear, full length fitted wardrobes, door to ensuite, carpet flooring

Ensuite

Frosted window to rear, WC, wash hand basin with mixer tap, shower cubicle, chrome heated towel rail, lino flooring.

Bedroom Two

9' 6" Maximum x 7' 9" Maximum (2.90m Maximum x 2.36m Maximum)

Two full-length windows to front, fitted wardrobes, carpet flooring.

Bathroom

Bath, W/C, sink, frosted window, lino flooring.

Parking

Space for car & visitors.









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: Exempt

Tenure:

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We are currently awaiting Tenure details. 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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