



**Connells**

Falstaff Drive  
Rugby



## Property Description

**\*\*\*FANTASTIC TWO BEDROOM DETACHED BUNGALOW WITH NO ONWARD CHAIN\*\*\***

Connells are delighted to offer this chain free, two bedroom detached bungalow in a sought after location of Falstaff Drive in Rugby. The property briefly comprising of entrance hall, spacious open plan lounge/dining room, kitchen and conservatory. There are two good size bedrooms and a family bathroom. Externally there is a lovely front and rear garden, large driveway for multiple vehicles as well as a garage with light & power and up & over door. The property also benefits from gas central heating throughout.

The location further benefits from excellent travel links including a short walk to the bus stop and short drive to Rugby train station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There are three schools & a nursery within walking distance as well as a play area & park to the rear of the property. This property is sold with no onward chain.

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

## Approach

A lovely set back detached bungalow with front and side access, small lawn area with shrubs and spacious driveway for multiple vehicles.

## Entrance Hall

Entrance hall with storage space.

## Lounge

18' 5" x 11' 4" ( 5.61m x 3.45m )

Good size lounge with space for sofa and dining table, fireplace, with sliding doors leading to conservatory and access to kitchen;

## Kitchen

8' 6" x 8' 4" ( 2.59m x 2.54m )

A range of wall and mount base units, sink, space for a fridge freezer, cooker & washing machine, along with window to rear and door to garden.

## Conservatory

7' 8" x 6' 4" ( 2.34m x 1.93m )

Conservatory which overlooks the garden and has potential for modernisation.

## Bedroom One

12' 3" x 10' 1" ( 3.73m x 3.07m )

Good size bedroom with built in wardrobes, radiator and window to front.

## Bedroom Two

11' 8" x 9' 6" ( 3.56m x 2.90m )

Good size bedroom with space for wardrobes, radiator and window to front.

## Family Bathroom

Built in bath with shower, wash hand basin with storage, low level WC, radiator and window to side.

## Garage

16' 8" x 9' 3" ( 5.08m x 2.82m )

Garage with light & power and up & over door.

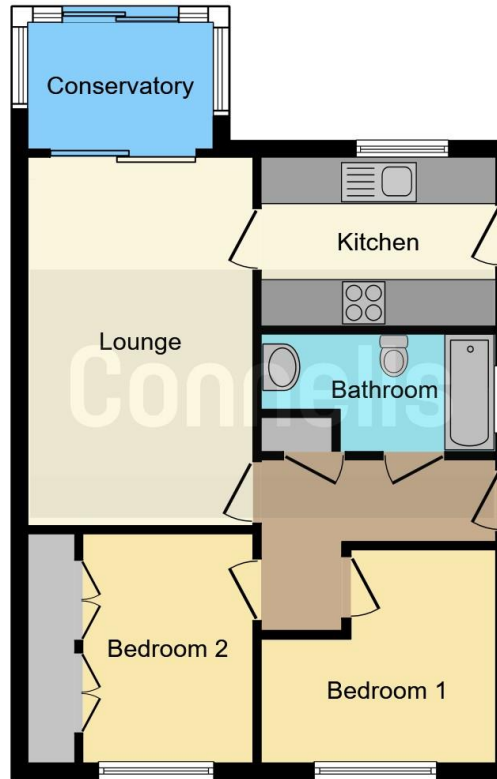
## Rear Of Property

A lovely west facing garden laid to lawn with patio area 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY106762](http://connells.co.uk/Property/RBY106762)**



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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Property Ref: RBY106762 - 0004