



**Connells**

Boughton Road  
Rugby





### Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are pleased to offer this fantastic opportunity on Boughton Road in Rugby. Boughton Road is a spacious three bedroom detached home with easy access to plenty of local shops, amenities and transport links. The property in brief comprises of; entrance hall, downstairs cloakroom, lounge, utility room, kitchen/diner, five good size bedrooms with en suite to master, and an additional shower room. Externally, there is a lovely rear garden, double integrated garage and allocated off road parking to the front for multiple vehicles. This property also benefits from gas central heating throughout.

Boughton Road is situated in an ideal location and further benefits from excellent easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes.

There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, and the renowned Rugby School. Rugby also offers an extensive range of shopping facilities, including Elliott's Field retail and Leisure park and The Clock Towers shopping centre.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Front Of Property

Driveway to front for multiple vehicles and main entrance door leading to;

### Entrance

Entrance hall with access to reception rooms and window to side.

### Downstairs Cloakroom

Low level WC and wash hand basin.

### Lounge

15' 6" Maximum x 16' 5" Maximum ( 4.72m Maximum x 5.00m Maximum )

Double doors to garden, two windows to side & window to rear.

### Kitchen/Diner

15' 3" x 10' 9" ( 4.65m x 3.28m )

Integrated appliances are to include cooker and sink. There is also space for a dish washer.

### Utility Room

7' 7" Maximum x 13' 1" Maximum ( 2.31m Maximum x 3.99m Maximum )

A range of wall and mount base units. Space and plumbing for washing machine and tumble dryer, sink. Access door to garage. Window to side.

### Shower Room

Shower room with walk in shower, wash hand basin and low level WC.

### Landing

Storage cupboard and loft hatch.

### Bedroom One

16' 9" x 10' 6" ( 5.11m x 3.20m )

Featuring space for wardrobe and window to side.

### En Suite

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

### Bedroom Two

15' 8" x 13' ( 4.78m x 3.96m )

Featuring space for wardrobe, window to side and rear.

### Bedroom Three

13' 9" x 6' 2" ( 4.19m x 1.88m )

Featuring space for wardrobe and window to rear.

### Bedroom Four

13' 10" x 8' 9" ( 4.22m x 2.67m )

Featuring space for wardrobe and window to side.

### Bedroom Five

9' 2" x 7' 2" ( 2.79m x 2.18m )

Featuring space for wardrobe and window to side. Can also be a dining room if not needed as the fifth bedroom.

### Garage

18' 5" Maximum x 15' 6" Maximum ( 5.61m Maximum x 4.72m Maximum )

Integrated garage with light & power and up & over door. Window to rear.



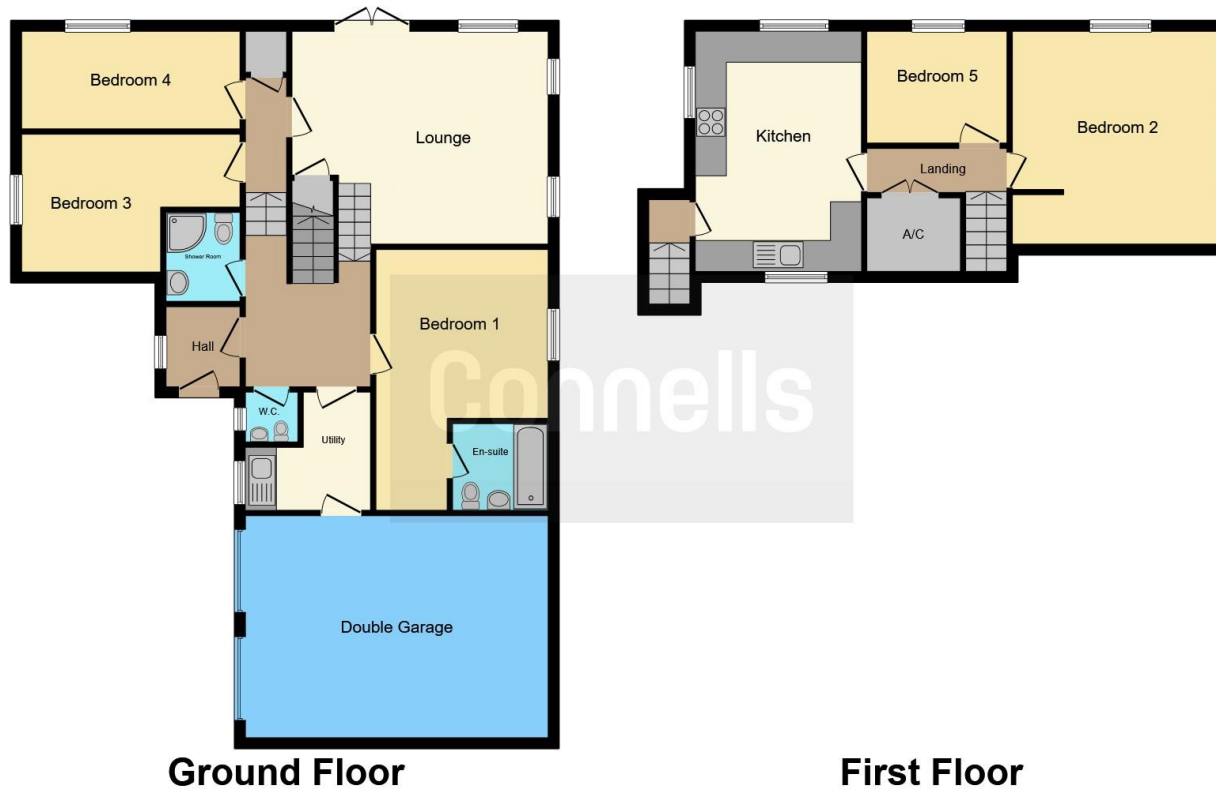












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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  
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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY106815](http://connells.co.uk/Property/RBY106815)**



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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