



Connells

Pennington Mews
Rugby



Property Description

NO ONWARD CHAIN

Connells are pleased to offer this two bedroom, mid terraced house on Pennington Mews in Rugby. Pennington Mews in brief comprises of; entrance porch, spacious lounge, open kitchen/diner, two well sized bedrooms and a family bathroom. Externally, there is a lovely front & rear garden, a driveway to the front with allocated parking and further on street parking available. The property also benefits from gas central heating throughout.

This must see home is conveniently located within walking distance of Rugby Town centre. The area is well served by a wide range of local shops and amenities, well regarded schooling, and excellent transport links to include regular bus routes, easy access to the M1/M6 and M45 motorways, and nearby Rugby train station, which operates mainline services to London Euston in approximately 48 minutes.

Call us today on 01788 579880 to arrange your viewing!

Porch

Entrance porch with access door leading to;

Lounge

14' 10" x 11' 11" (4.52m x 3.63m)

A good size lounge with stairs rising to first floor, under stair storage space, window to front and archway leading to;

Kitchen

11' 10" x 10' 10" (3.61m x 3.30m)

Integrated appliances are to include; oven with four ring gas hob and a freezer. There is also space for; a fridge freezer and washing machine. The kitchen also features a range of units, storage cupboard, double doors to the rear garden and window to rear.

Landing

First floor landing with access doors to upstairs rooms and a loft hatch providing loft access.

Bedroom One

11' 11" x 11' 1" (3.63m x 3.38m)

Featuring a storage cupboard, space for wardrobe and window to front.

Bedroom Two

11' 11" Maximum x 7' 9" Maximum (3.63m Maximum x 2.36m Maximum)

Featuring space for wardrobe and window to rear.

Family Bathroom

Featuring a built in bath with shower, wash hand basin and low level WC.

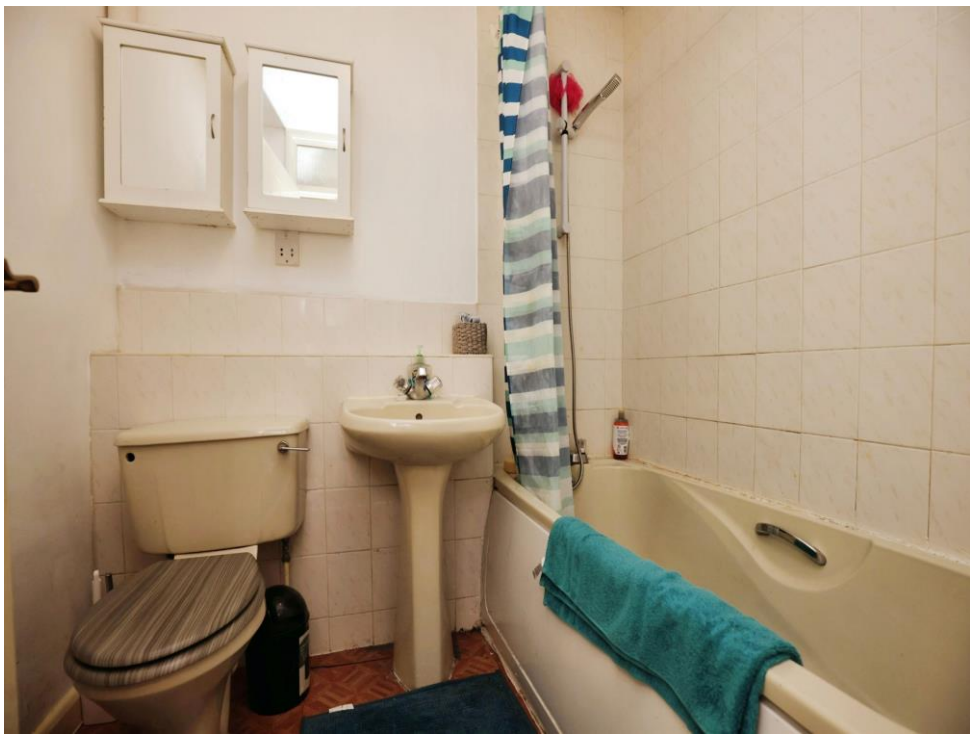
Garden

The property benefits from a small front lawn and a rear garden with new fencing.

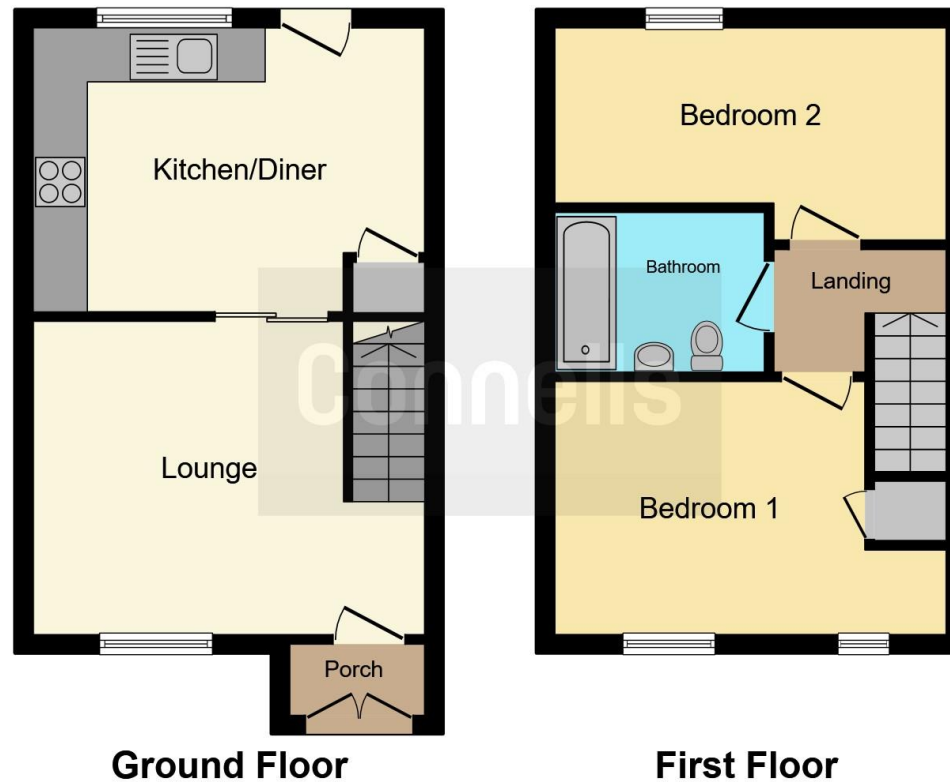
Parking

There is a driveway to the front with allocated parking and further on street parking available.









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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25 Regent Street
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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/RBY101203



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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