



Connells

Barnaby Road
RUGBY



Property Description

Connells are pleased to offer this well presented, three bedroom semi-detached home located on Barnaby Road in Rugby. Internally, Barnaby Road in brief comprises of entrance hall, downstairs cloakroom, lounge, modern fitted kitchen, three good size bedrooms with en suite to master bedroom and family bathroom. Externally, there is a lovely rear garden laid to lawn with side access, and allocated off road parking to front for two vehicles.

This property also benefits from gas central heating and double glazing throughout.

Barnaby 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!

Entrance Hall

Vinyl floor, understairs cupboard

Cloakroom

W/C & sink

Lounge

15' 3" x 10' 5" (4.65m x 3.17m)

Reception to rear of property, carpeted, patio doors

Kitchen

11' 2" x 9' 10" max (3.40m x 3.00m max)

To front of property, gas hob, electric oven, vinyl floor

Bedroom One

11' 2" max x 11' 9" max (3.40m max x 3.58m max)

To front of property, carpeted

En-Suite

Shower, w/c & sink, vinyl floor, window to front.

Bedroom Two

10' 5" x 8' 5" (3.17m x 2.57m)

To rear of property, carpeted.

Bedroom Three

10' 5" max x 6' 6" (3.17m max x 1.98m)

To rear of property with dressing room

Bathroom

Bath & shower over bath, w/c, sink, tiled walls, vinyl floor

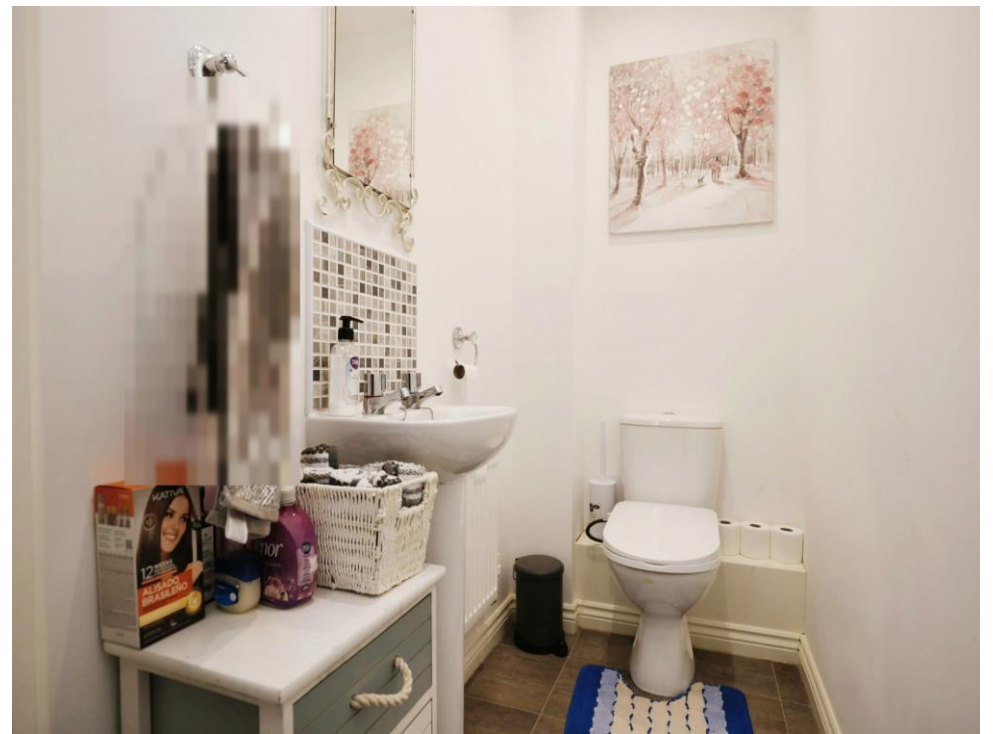
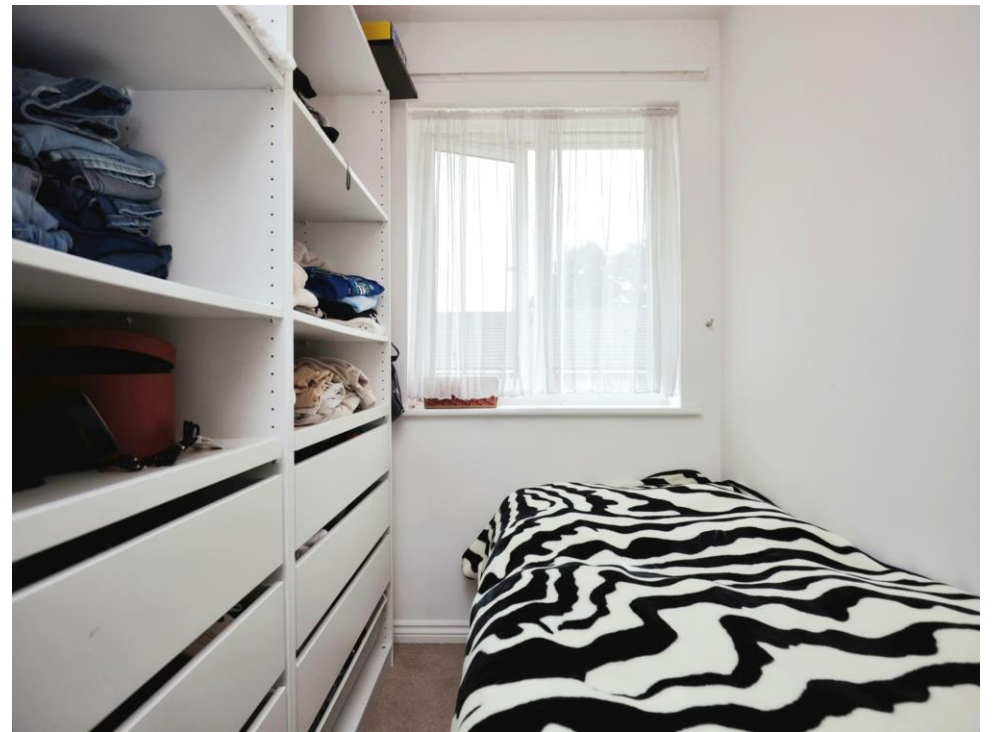
Rear Garden

Fence border, lawn

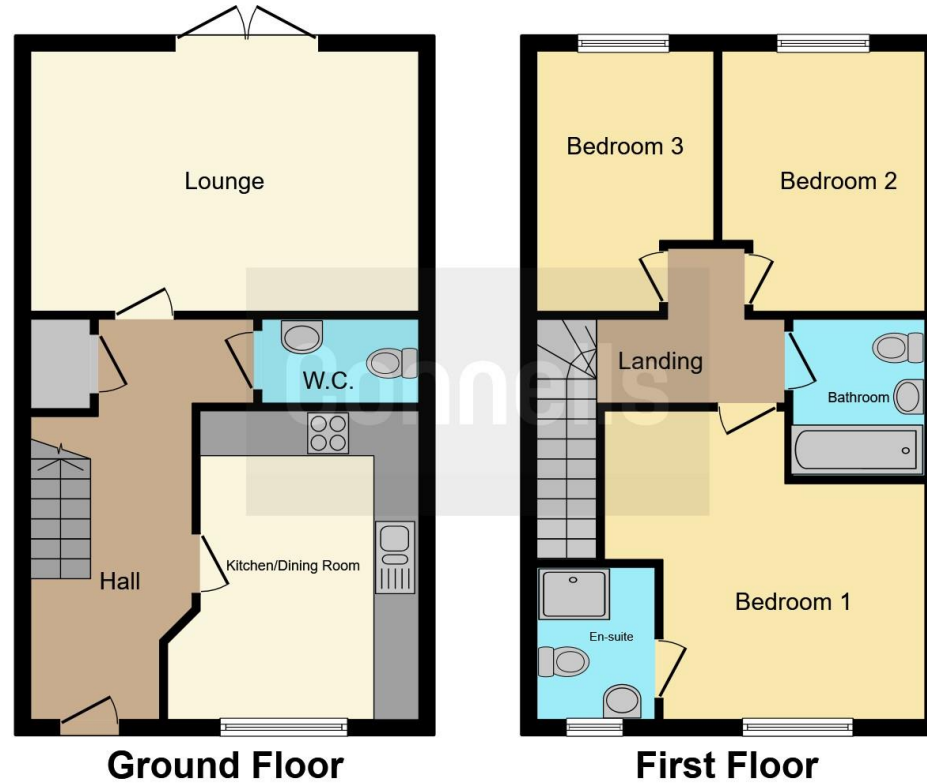
Parking

Driveway for two cars









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
 RUGBY CV21 2PE

EPC Rating: B

view this property online connells.co.uk/Property/RBY106924

Tenure: Freehold



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Property Ref: RBY106924 - 0007