



Connells

Buchanan Road
Rugby



Property Description

A lovely detached family home situated in the sought after location of Buchanan Road opposite Buchanan Park. This spacious property has potential for modernisation, close to local schools, shops, amenities, parks and local dog walks.

The property is located within walking distance of the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

Briefly comprising of entrance hall, guest cloakroom, lounge, kitchen, utility, dining room, lounge, four good size bedrooms, space for ensuite to master and family bathroom. The property also benefits from generous front and rear gardens, driveway for multiple vehicles and a single garage.

Approach

Approaching down driveway past front garden laid to lawn. Open canopy porch to front door leading into;

Entrance Hall

Staircase rising to first floor landing, storage cupboard, door through to;

Guest Cloakroom

Low-level WC, wash hand basin and window to front.

Lounge

15' 2" x 12' 6" (4.62m x 3.81m)

Bay window to front, feature fireplace with space for gas fire.

Dining Room

12' 5" max x 8' max (3.78m max x 2.44m max)

Space for dining table, French doors overlooking and leading to rear garden.

Kitchen

11' max x 10' 2" max (3.35m max x 3.10m max)

Fitted with a range of wall and base mounted units, complementary work surfaces and integrated appliances to include Hotpoint oven, four ring gas hob and cooker hood over. British gas boiler, window to rear, space for dishwasher and feature tile splashback. Tiled flooring and breakfast bar. Storage cupboard.

Utility

5' 7" x 4' 10" (1.70m x 1.47m)

Worksurface with stainless steel sink and drainer, space for washing machine, window to rear and door overlooking and leading to rear garden.

Landing

Staircase rising from entrance hall loft hatch, providing access to loft space and storage cupboard

Master Bedroom

12' 2" Max x 10' 5" Max (3.71m Max x 3.17m Max)

Window to front. Fitted wardrobes providing hanging and shelving space,

Ensuite

Having space for shower unit, wash hand basin and low level WC with small window to side. Opportunity for improvement.

Bedroom Two

10' 5" x 8' 4" (3.17m x 2.54m)

Window to rear, space for wardrobes.

Bedroom Three

9' 3" x 8' 4" (2.82m x 2.54m)

Window to front, space for wardrobes.

Bedroom Four

9' 2" Excluding wardrobes x 6' 3" Excluding wardrobes (2.79m Excluding wardrobes x 1.91m Excluding wardrobes)

Window to rear and fitted wardrobe provided hanging and shelving space.

Family Bathroom

Partially tiled with fitted bath, pedestal wash hand basin and low-level WC. Window to side.

Rear Garden

Enclosed garden with mature trees, laid to lawn and patio with side access.

Front Of Property

Parking for multiple vehicles and access to garage, and side access to rear garden.

Garage

Single garage with light, power and up and over doors, storage to rafters.

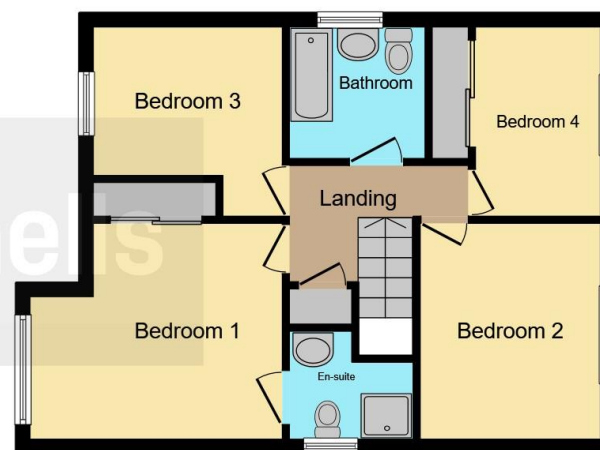








Ground Floor



First Floor

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

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25 Regent Street
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EPC Rating: Awaited

Tenure: Freehold

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