



**Connells**

Ballast Close  
RUGBY



# Ballast Close RUGBY CV21 4PB

for sale  
**£132,000**



## Property Description

\*\*\* 55% SHARED OWNERSHIP\*\*\*

Connells are delighted to offer this well presented, two bedroom mid terraced home on Ballast Close in Hillmorton, Rugby. This lovely home makes an ideal first time buyer opportunity. In brief Ballast Close comprises of entrance hall, downstairs cloakroom, lounge/diner, kitchen, two good sized bedrooms and family bathroom. Externally, there is a lovely enclosed rear garden and off road parking for two cars along with further on street parking. This property also benefits from gas central heating throughout.

Ballast Close is in the catchment area for Paddox primary school and the outstanding rated Abbots Farm Junior School. The property is also within the catchment area for the popular Ashlawn High School offering a grammar stream and is within walking distance to local shops, amenities and parks.

The property is also a short drive away from 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 throughout Rugby, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for easy commuter access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

Call us today on 01788 579880 to arrange

your exclusive viewing!

## Front Of Property

Open canopy porch with main entrance door leading to;

## Entrance

Entrance hall with stairs rising to first floor landing and access doors to reception rooms.

## Downstairs Cloakroom

Low level WC and sink.

## Lounge/Diner

13' 9" x 14' 11" ( 4.19m x 4.55m )

Spacious lounge with double doors to rear garden and window to rear.

## Kitchen

9' 11" x 8' 11" ( 3.02m x 2.72m )

Integrated appliances are to include built in oven with four gas hob and extractor fan, fridge freezer and dish washer. There is also additional space for washing machine. Window to front.

## Landing

Storage cupboard and loft hatch providing loft access.

## Bedroom One

13' 9" x 9' 9" ( 4.19m x 2.97m )

Featuring built in wardrobe and two windows to rear.

## Bedroom Two

13' 9" x 9' 11" ( 4.19m x 3.02m )

Featuring built in closet and two windows to front.

## Family Bathroom

Featuring built in bath with shower, sink, low level WC and towel rail.

## Rear Of Property

Enclosed rear garden laid to lawn with patio area. There is also a shed in the garden and rear access.



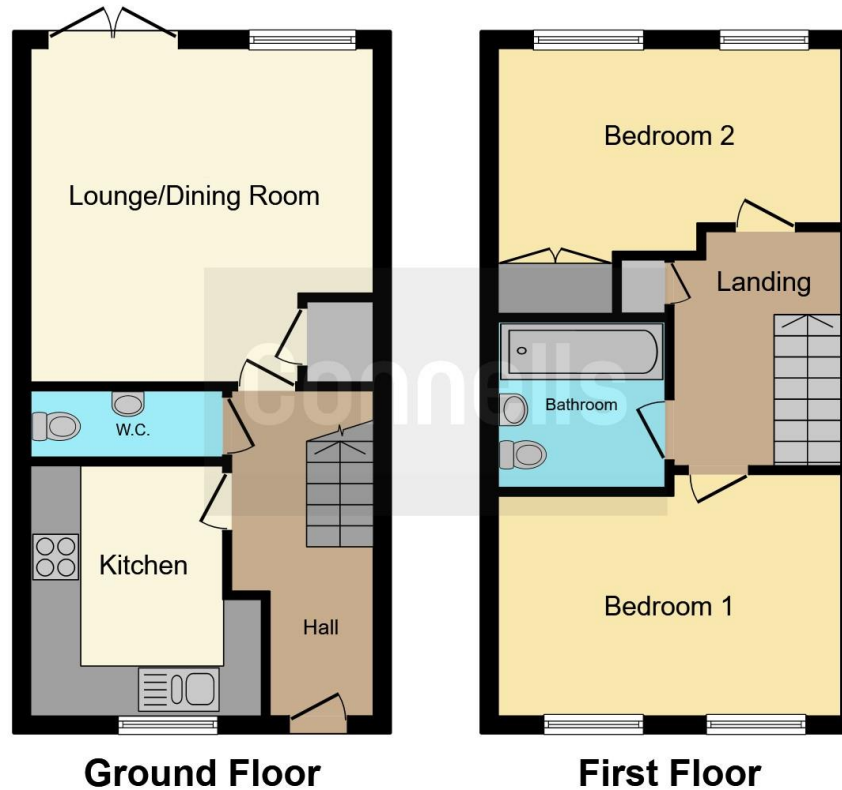












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY106983](http://connells.co.uk/Property/RBY106983)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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