



Connells

Juniper Way
RUGBY



Property Description

****MODERN TWO BEDROOM TERRACED HOUSE**** located in the sought after area of Eden park which is located north of Rugby town centre and close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour.

Built in 2019, this well presented home briefly comprises of entrance hall, cloakroom, lounge with bay windows, fitted kitchen with integrated oven, hob, extractor fan, fridge freezer and a utility area, master bedroom with ensuite shower room, one further bedroom with storage cupboard and family bathroom. Low maintenance rear garden with patio area and artificial lawn and off-street parking to the rear. The property also benefits from double glazing and central heating.

Cloakroom

Lounge

14' 5" max x 10' 4" max (4.39m max x 3.15m max)

Reception to front, double glazed window, under stairs storage.

Kitchen

10' 4" max x 9' 5" max (3.15m max x 2.87m max)

Utility Room

Washing machine, worktop, boiler.

Landing

Carpeted, loft access.

Bedroom 1

11' max x 9' 9" max (3.35m max x 2.97m max)

Carpeted, to the rear overlooking garden

En - Suite

Shower, W/C & sink.

Bedroom 2

13' 11" max x 8' 1" max (4.24m max x 2.46m max)

To front, Carpeted floor, storage cupboard.

Bathroom

Bath, shower, W/C & sink, grey floors.

Rear Garden

Patio steps down to astro turf & BBQ, access to parking.

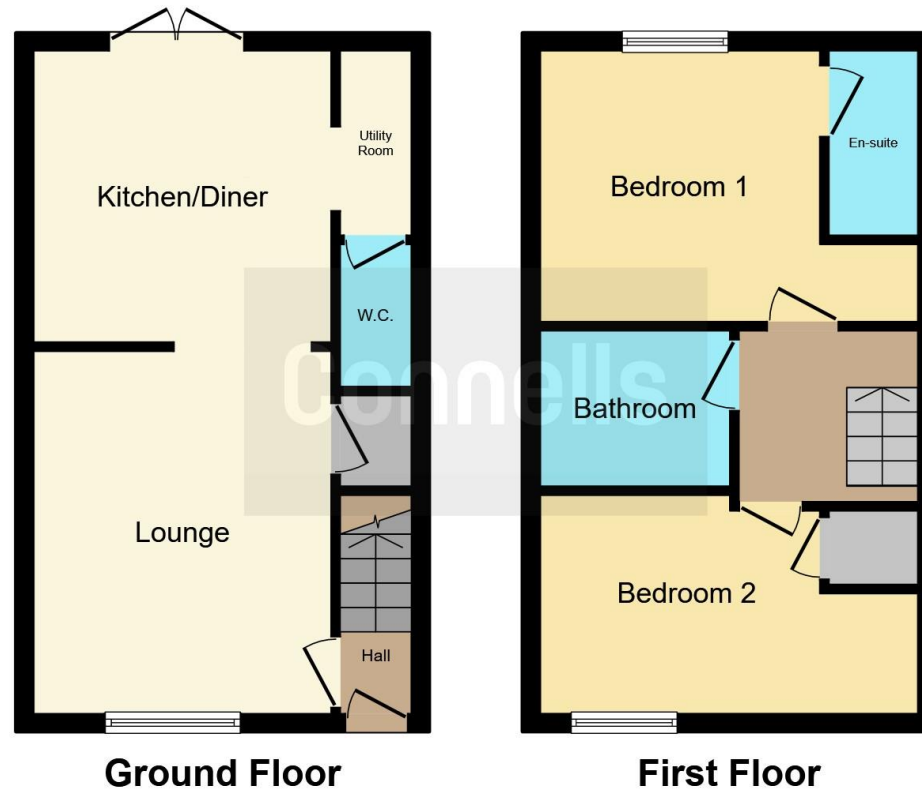
Parking

Two parking spaces.









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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EPC Rating: B

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Tenure: Freehold



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