



Connells

Park Road
Rugby



Property Description

****CURRENTLY AND HMO BUT COULD EASILY BE RETURNED TO A LOVELY FAMILY HOUSE****

Located on tree-lined Park Road & centrally positioned for access to the Railway Station, Town Centre and Caldecott Park itself. A very well presented traditional bay fronted home set over two floors. The accommodation is currently an HMO and briefly comprises : Entrance Hall, Lounge/Bedroom, Dining Room/Bedroom, Kitchen/Diner, Downstairs Shower Room, Three Double Bedrooms & 1 Single bedroom, Upstairs two shower rooms. Rear Garden with patio, lawn & extremely practical side storage shed. Early viewing is advised to avoid disappointment.

Porch

Hallway

Dining Room

12' 11" x 10' 3" (3.94m x 3.12m)
Window to side, built in cupboard

Kitchen

12' 9" x 10' 2" (3.89m x 3.10m)
Window to side, tiled floor

Bedroom One

11' 10" x 11' 4" (3.61m x 3.45m)
Bay Window to front, laminate floor, feature

fire place.

Bedroom Three

11' 3" x 13' 4" (3.43m x 4.06m)
Window to rear, laminate floor

Bedroom Two

13' 3" x 14' 2" into bay window (4.04m x 4.32m into bay window)
To front of property, laminate floor

Bedroom Four

11' 3" x 13' 4" (3.43m x 4.06m)
Window to rear, laminate floor

Bedroom Five

13' 5" x 11' 4" (4.09m x 3.45m)
Shower Room 1

Shower, Toilet & sink

Shower Room 2

Shower, sink & toilet

Shower Room 3

Shower, sink & toilet

Bedroom Six

10' 3" x 11' 8" (3.12m x 3.56m)
Laminate 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

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY106980



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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