





Abbey Street  
Rugby CV21 3LL

for sale offers in excess of  
**£170,000**



### Property Description

\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*

On this spacious three bedroom end of terrace home on Abbey Street in Rugby. Abbey Street in brief comprises of a spacious open plan lounge/dining room, kitchen, downstairs bathroom, three good size bedrooms and rear garden. The property also benefits from gas central heating throughout and is being sold with no onward chain.

This well presented three bedroom home is situated within walking distance of Rugby town centre and all of its amenities, schooling for all ages and Rugby's award winning Caldecott park. The location further benefits from excellent travel links which includes walking distance to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6.

Call us today on 01788 5769880 to arrange your viewing today!



## Entrance

## Lounge/Diner

24' 10" x 11' 3" ( 7.57m x 3.43m )

A spacious open plan lounge/diner featuring stairs rising to first floor landing, window to front and window to rear.

## Kitchen

11' 5" x 7' ( 3.48m x 2.13m )

A range of wall and mount base units, fitted extractor fan, there is additional space for oven, fridge freezer and washing machine. There is also a storage space with the boiler located. Door to garden and window to side.

Please note the current appliances in the kitchen can be left if wanted.

## Bathroom

Downstairs main bathroom with built in bath and shower, low level WC, sink and window to side.

## Landing

Narrow landing with access to upstairs bedrooms.

## Bedroom One

11' 3" x 10' 6" ( 3.43m x 3.20m )

Featuring storage cupboard, space for additional wardrobe and window to front.

## Bedroom Two

10' 11" x 8' 6" ( 3.33m x 2.59m )

Featuring space for wardrobe and window to rear.

## Bedroom Three

9' 11" x 6' 7" ( 3.02m x 2.01m )

Featuring space for wardrobe and window to rear. Loft hatch providing loft access.

## Rear Of Property

Good size rear garden with patio and lawn, side alleyway providing side access.

## Parking

On street parking on a wide street with multiple available spaces.

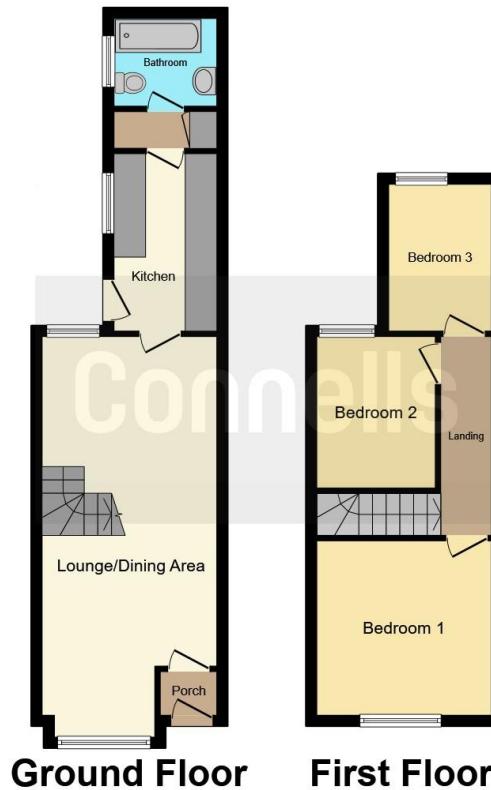












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://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**

Tenure: Freehold

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