



Connells

Ware Road
Barby RUGBY

Ware Road
Barby RUGBY CV23 8UE

for sale offers in the region of
£340,000



Property Description

Connells are delighted to bring to market the opportunity to acquire this beautifully presented, three bedroom home on Ware Road, situated in the sought after village location of Barby which is located to the east of Rugby town centre. Ware Road in brief comprise of; entrance hall, spacious lounge/diner, dining room/second reception room, newly fitted kitchen, three good size bedrooms with en suite to master and ground floor bathroom. Externally, there is a front and rear enclosed garden, large detached garage and allocated off road for multiple vehicles. Boasting of versatile living accommodation, with bedroom three on the ground floor also being suitable for a third reception room if preferred. The property also benefits from Upvc double glazing, oil fired central heating and a recently fitted boiler.

Barby village offers a range of amenities to include a vibrant village store/post office, public house, sporting club, primary school and popular garden centre and cafe. The location provides excellent commuter access to the surrounding A5, A14, M1 and M6 road and motorway networks. Rugby railway station offers a regular mainline intercity service to London Euston in under an hour and Birmingham New Street.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Approach

To the front of the property you are approached with a generous front lawn and driveway to the front and side. The main entrance door on the side leads onto;

Entrance Hall

Welcoming and spacious entrance hall with stairs rising to the first floor landing.

Lounge/Diner

24' 4" Maximum x 12' 7" Maximum (7.42m Maximum x 3.84m Maximum)

Spacious open plan family lounge/diner featuring a fireplace and bi-folding doors to the rear leading to the garden.

Dining Room

13' 9" x 10' 4" (4.19m x 3.15m)

Dining room or ideal home office or second reception room, featuring window to the front aspect.

Kitchen

18' 8" x 7' 8" (5.69m x 2.34m)

Newly fitted modern kitchen with a range of wall and mount base units. Integrated appliances are to include; double oven with induction hob + extractor fan, fridge freezer, dish washer, washing machine and sink + drain. There is also a tall radiator, window to the side and rear aspect.

Landing

First floor landing with a built in storage

cupboard, loft access, side eaves storage, plus a Velux window to the front aspect.

Bedroom One

15' 11" Maximum x 10' 11" Maximum (4.85m Maximum x 3.33m Maximum)

The master bedroom is on the first floor and features built in wardrobes and window to the front aspect.

En Suite

En suite off master bedroom with double walk in shower, low level WC, wash hand basin, heated towel rail and frosted window to the rear aspect.

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m)

Bedroom two is on the first floor and features space for wardrobe and window to the rear aspect.

Bedroom Three

8' 9" x 10' 3" (2.67m x 3.12m)

Bedroom three is on the ground floor and can be an extra reception room if preferred. Featuring space for wardrobe and window to the front aspect.

Bathroom

The main bathroom is situated on the ground floor with built in bath and shower over, low level WC, wash hand basin, heated towel rail and window the side aspect.

Garage

16' 9" x 12' 8" (5.11m x 3.86m)

Large, detached garage with up + over electric door, side access door, and light and power.

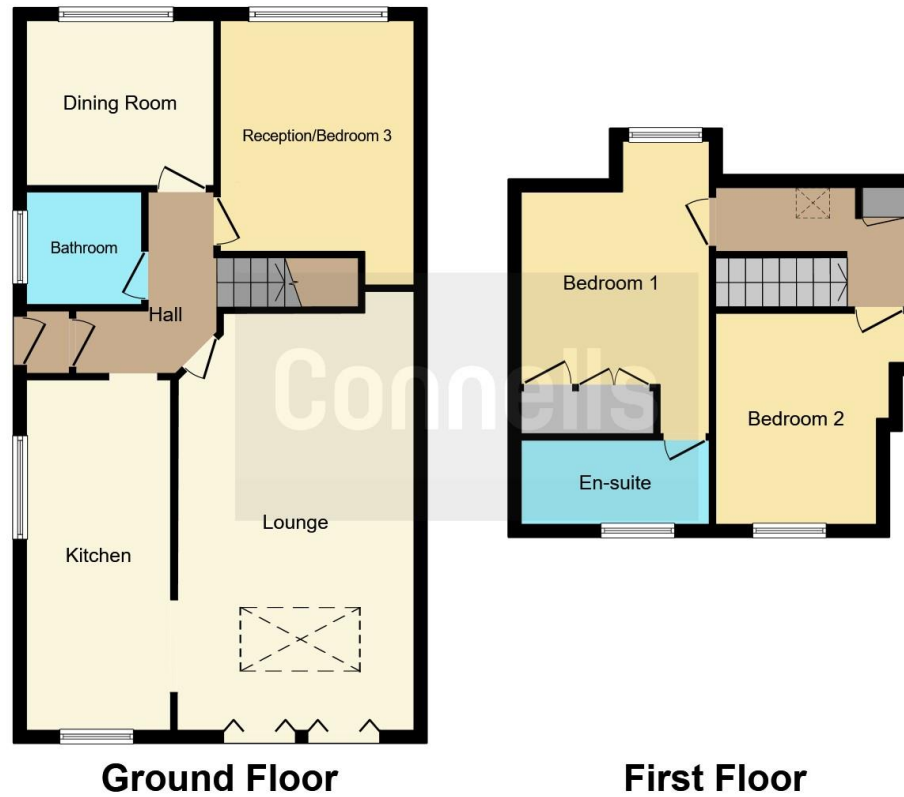
Rear Of Property

A lovely private rear garden laid with astro turf, side gate for 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

To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107322



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RBY107322 - 0005