



**Connells**

Coral Close  
RUGBY



# Coral Close RUGBY CV22 5SH

for sale offers over  
**£350,000**



## Property Description

Connells are delighted to bring to market the opportunity to acquire this impressive three bedroom, three storey, semi detached home on Coral Close in Ashlawn Gardens, Rugby. Coral Close in brief comprises of; entrance hall, downstairs cloakroom, lounge, open plan kitchen/diner, three good size bedrooms with en suite to master, and family bathroom. Externally, there is a lovely rear garden, idyllic field views to the front, and allocated off road parking for two vehicles. This property also benefits from gas central heating and double glazing throughout.

Ashlawn Gardens further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also a short drive to Elliotts Field Shopping Park and Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

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

## Front Of Property

Field views and allocated off road parking for two vehicles upon approach.

## Entrance

Main front door onto entrance hall and door leading to;

## Lounge

16' 3" x 12' 2" ( 4.95m x 3.71m )

Featuring an understair storage cupboard and bay window to the front aspect.

## Downstairs Cloakroom

Low level WC and sink.

## Kitchen/Diner

15' 5" x 10' 6" ( 4.70m x 3.20m )

Featuring a range of wall and mount base units, integrated oven with four gas hob and extractor fan, fridge freezer, dish washer and washing machine. There are double doors leading to the rear garden and a window to the rear aspect.

## Landing

First floor landing with airing cupboard.

## Bedroom One

21' 7" Maximum x 15' 5" Maximum ( 6.58m Maximum x 4.70m Maximum )

Generous master bedroom taking up the second floor, featuring built in wardrobes, two skylight windows and a window to the front aspect. There is also a loft hatch providing loft access.

## En Suite

Tiled en suite off the master bedroom with a double walk in shower, low level WC, wash hand basin, heated towel rail and skylight window.

## Bedroom Two

11' 11" x 8' 7" ( 3.63m x 2.62m )

Featuring space for wardrobe and window to the front aspect. This room overlooks the field to the front.

## Bedroom Three

13' 7" x 8' 8" ( 4.14m x 2.64m )

Featuring space for wardrobe and window to the rear aspect.

## Family Bathroom

Tiled bathroom with built in bath with shower, low level WC, wash hand basin, heated towel rail and window to the rear aspect.

## Rear Of Property

A low maintenance rear garden laid to lawn with side accessibility.

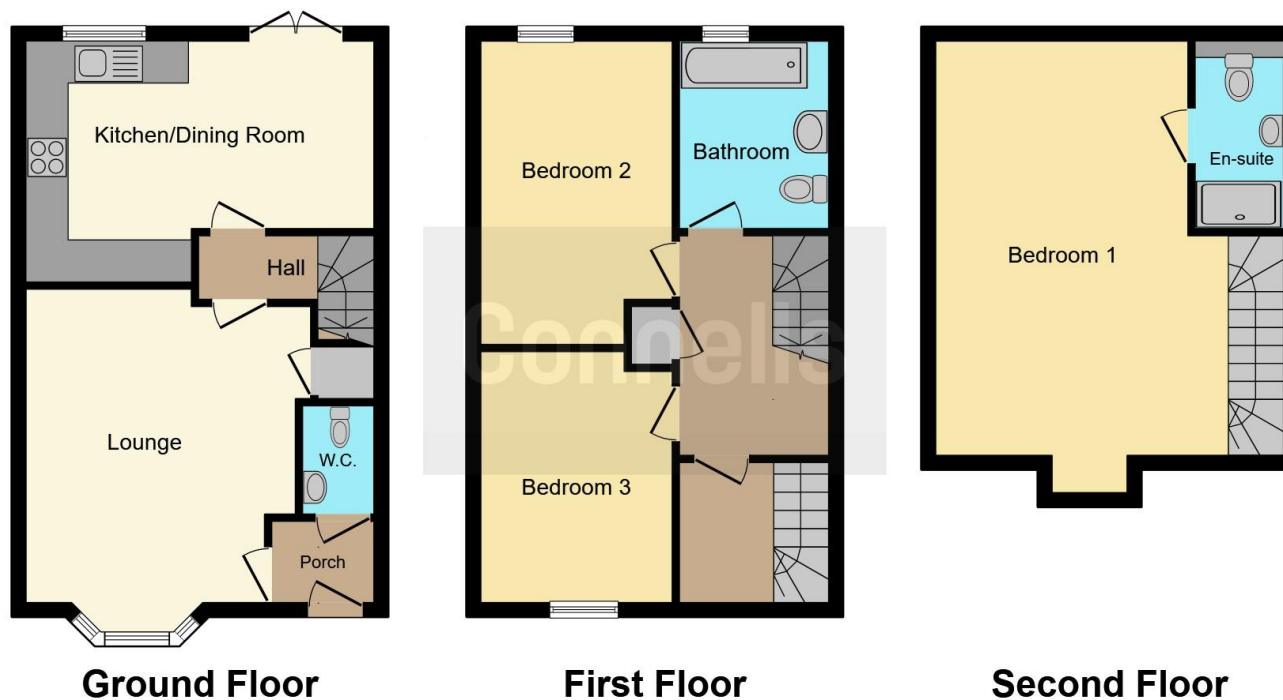












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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  
 RUGBY CV21 2PE

EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/RBY107342](http://connells.co.uk/Property/RBY107342)



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