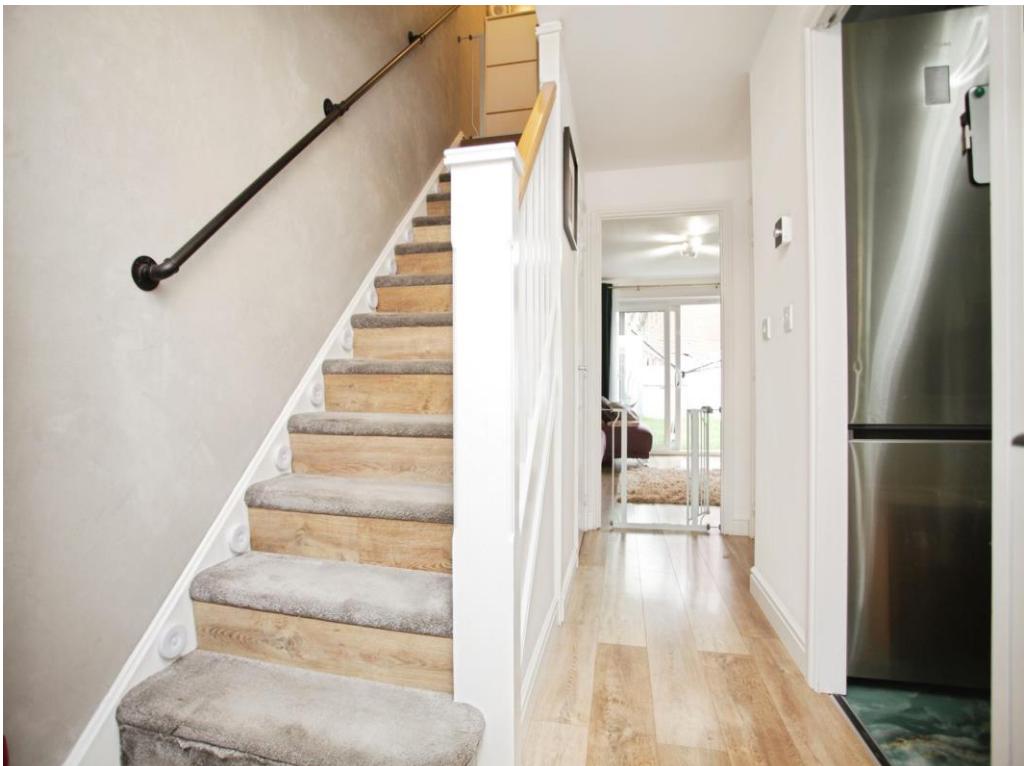




**Connells**

Izod Road  
Rugby



### Property Description

Connells are proud to offer this beautifully presented three bedroom end of terrace property in this highly sought after residential area of Rugby. In brief the property comprises, hallway, modern fitted kitchen, lounge/diner, two bedrooms, newly fitted bathroom, private rear garden and driveway to the side for two cars.

The property is located in a sought after area, within walking distance of the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

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



## Entrance Hall

Wood effect flooring, understairs cupboard, stairs to floor 1st floor.

## Cloakroom

Tiled floor, w/c, hand basin & vanity unit.

## Lounge

12' 7" x 12' 7" ( 3.84m x 3.84m )

Wood effect flooring, patio doors leading to rear garden.

## Kitchen

9' 11" x 6' 1" ( 3.02m x 1.85m )

Space for washing machine, oven, gas hob, extractor fan.

## Landing

Wood effect flooring, loft access.

## Bedroom One

8' 1" x 12' 7" ( 2.46m x 3.84m )

Windows to rear, fitted mirrored wardrobes, wood effect flooring.

## Bedroom Two

8' 4" x 12' 7" ( 2.54m x 3.84m )

To front of property, wood effect flooring, cupboard.

## Bathroom

Tiled flooring, shower over bath, hand basin & vanity unit.

## Front Garden

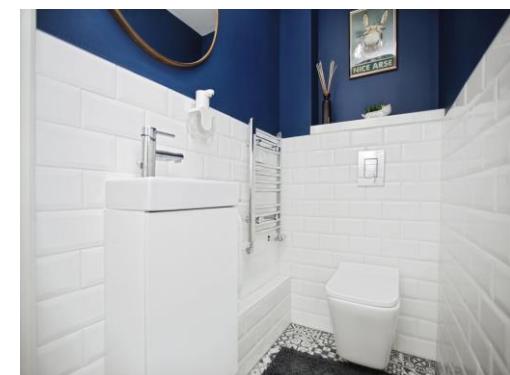
Paving to front door.

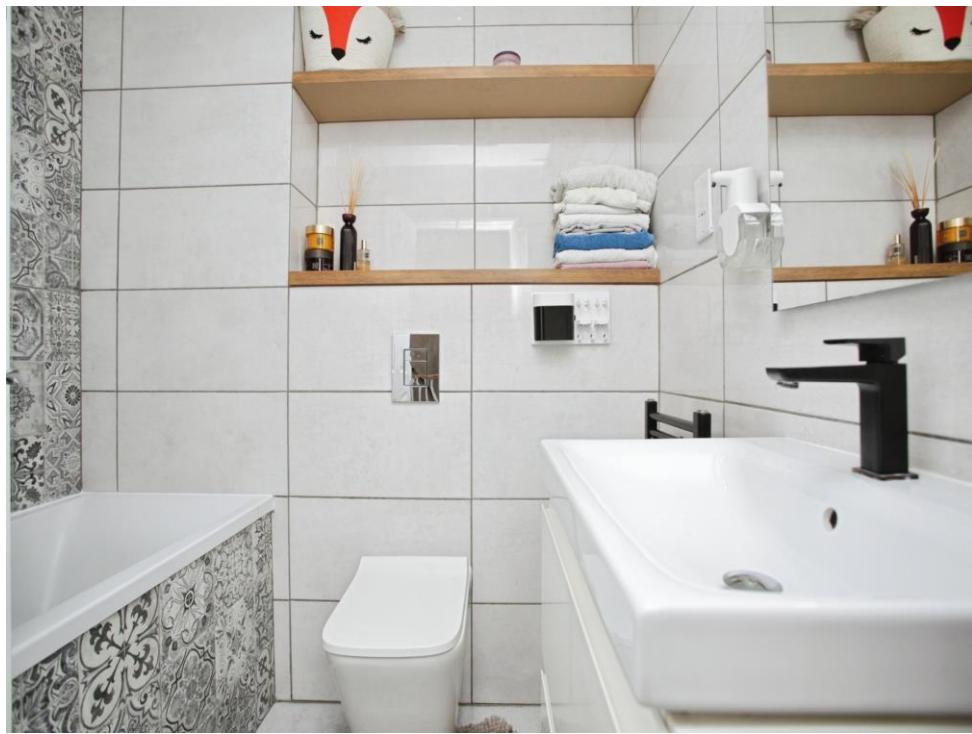
## Rear Garden

Enclosed rear garden with side access, lawn & slate patio to shed.

## Parking

Space for two cars & Ev charger









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: C    Council Tax  
 Band: B

Tenure: Freehold

**[view this property online](http://www.connells.co.uk/Property/RBY107358) [connells.co.uk/Property/RBY107358](http://www.connells.co.uk/Property/RBY107358)**



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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Property Ref: RBY107358 - 0003