



**Connells**

Chaucer Road  
Rugby





## Property Description

An impressive detached family home in the ever-popular Hillside area of Rugby. The property has undergone a considerable amount of improvements throughout by the current owners and the accommodation on offer briefly comprises: Lounge, fully fitted Kitchen Diner with Sun Room/conservatory, Three Bedrooms and Family Bathroom. To the front of the property is a garden with newly laid Driveway for multiple vehicles and garage. The private rear patio garden offers lovely summer house and brick built shed for storage. Early viewing is considered essential so please call 01788 579880 to secure your appointment.

The location further benefits from excellent travel links including a short walk to the bus stop and short drive to Rugby train 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.

## Entrance Hall

Grey laminate floor, stairs to first floor, radiator.

## Lounge

17' 11" x 11' 6" ( 5.46m x 3.51m )

To front of the property, laminate wood effect floor, electric fire, radiator, upvc windows.

## Kitchen/Diner

17' 11" Max x 9' 8" Max ( 5.46m Max x 2.95m Max )

Grey laminate floor, white wall & base units, wine cooler, fridge freezer, dishwasher, washing machine, electric double oven & combi oven, extractor fan,

## Conservatory

12' 5" x 10' ( 3.78m x 3.05m )

To the rear of property, grey laminate floor, under floor heating, tiled roof, skylight.

## Landing

Carpeted, loft access.

## Bedroom One

11' 4" + wardrobe x 9' 5" ( 3.45m + wardrobe x 2.87m )

To front of property, carpeted, fitted wardrobe, radiator, upvc double glazed window.

## Bedroom Two

9' 5" + wardrobe x 9' 1" ( 2.87m + wardrobe x 2.77m )

To rear of property, fitted wardrobes, carpeted, upvc windows, boiler cupboard.

## Bedroom Three

8' 8" x 8' 1" ( 2.64m x 2.46m )

To front of property, carpeted, upvc window, radiator.

## W/C

Tiled wall & floor, heated towel rail, privacy upvc window to rear.

## Bathroom

Tiled floor & walls, heated towel rail, bath with shower over, mirrored cabinet.

## Front Garden

Lawn & driveway.

## Rear Garden

Slate patio, side access, outside water tap, summer house.

## Outbuilding

Bricked shed/workshop attached to garage.

## Garage

16' 9" x 8' 2" ( 5.11m x 2.49m )

Light & power, new driveway for multiple cars.

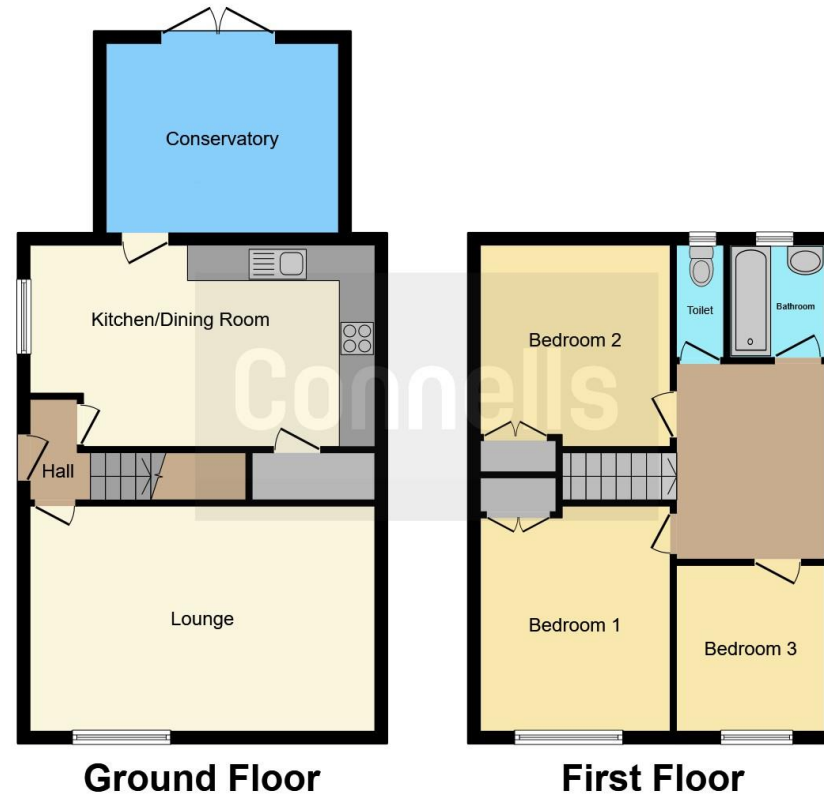












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

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