



Connells

Bawnmore Road
Rugby

Bawnmore Road
Rugby CV22 7QJ

for sale offers in excess of
£200,000



Property Description

Connells are pleased to offer this beautifully presented one bedroom property in the sought after area of Bilton, close to local shops and village amenities. The property comprises on the ground floor, entrance hall with under stairs storage, fitted kitchen and open plan lounge diner with access to rear garden. The staircase rises to the first floor where you will find the bedroom and bathroom. Externally there is an allocated parking space and large private rear garden.

As well as the facilities of Bilton the property is close to Rugby, offering an extensive range of shopping facilities, including Elliott's Field retail & Leisure park and The Clock Towers shopping centre. Rugby's train station also provides London commuters access to Euston in less than 50 minutes. From Rugby there is easy access to the extensive motorway networks including the A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, and the renowned Rugby School. Viewing is highly recommended.

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

Entrance Hall

Understairs storage with electric

Lounge

17' 3" max x 13' 7" max (5.26m max x 4.14m max)

Wooden floor, electric fire. access to rear garden.

Kitchen

6' 9" x 6' 9" (2.06m x 2.06m)

Wall & base units, space for dishwasher, washing machine & fridge, electric oven & hob, extractor fan.

Landing

Window to side

Bedroom One

13' 8" x 10' 2" (4.17m x 3.10m)

To rear of property, wooden floors, electric heater cupboard with water tank.

Bathroom

Bath with shower over, w/c & sink, heated towel rail, privacy window to rear.

Front Garden

Communal

Rear Garden

Private rear garden, mainly lawn with a patio area

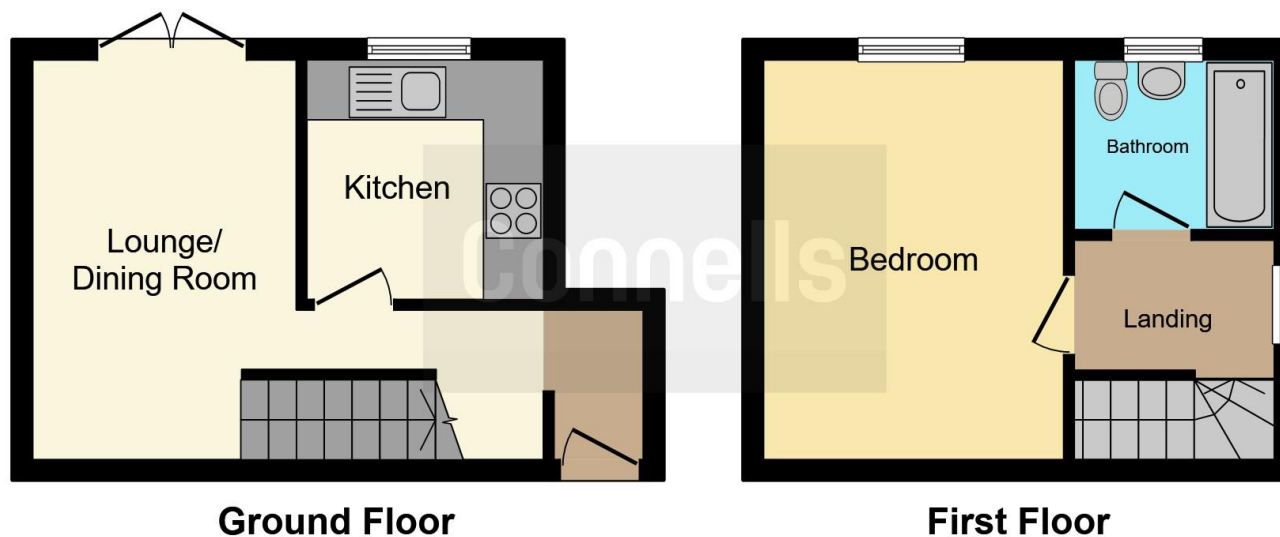
Parking

1 allocated space









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 Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107357



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: RBY107357 - 0003