



**Connells**

Hansen Close  
Rugby



## Property Description

\*\*\*ONWARD CHAIN COMPLETE\*\*\*

Connells are delighted to bring to market this impressive and deceptively spacious, one bedroom maisonette, situated in an ideal location on Hansen Close, Rugby. Hansen Close in brief comprises of entrance hall, open plan lounge/diner, kitchen, one spacious bedroom, and bathroom. Externally, there is a private rear garden, single garage.

The property is situated in an ideal location and further benefits from excellent easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes.

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. Rugby also offers an extensive range of shopping facilities, including Elliott's Field retail and Leisure park and The Clock Towers shopping centre.

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

## Front Of Property

Upon approach there is shrubs to the front. Main ground floor entrance door leading to;

## Entrance

Welcoming entrance space with a built in storage cupboard.

## Lounge/Diner

20' 9" x 11' 9" ( 6.32m x 3.58m )  
Generous lounge/diner featuring a fireplace and double doors leading to the rear garden.

## Kitchen

11' 7" x 6' 1" ( 3.53m x 1.85m )  
Featuring a range of wall and mount base units, integrated oven with four gas hob and extractor fan and sink + drain. There is further appliance space for a fridge freezer and washing machine. Window to the front aspect.

## Bedroom One

11' x 10' 5" ( 3.35m x 3.17m )  
Spacious bedroom with built in wardrobe and window to the front aspect with shutter blinds.

## Bathroom

Built in bath with shower over, low level WC, wash hand basin, heated towel rail and frosted window to the rear aspect.

## Garage

20' 8" x 9' 10" ( 6.30m x 3.00m )

The property comes with a single garage with an up and over door.

## Rear Of Property

There is a private, landscaped rear garden with patio and lawn, plus fitted lights.









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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**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: B

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY107409](http://connells.co.uk/Property/RBY107409)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Oct 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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