



**Connells**  
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**FOR SALE**

**Connells**

Castle Mound  
Barby Rugby



# Castle Mound Barby Rugby CV23 8TN

for sale offers over  
**£280,000**



## Property Description

\*\*\*WELL CONNECTED VILLAGE  
LOCATION\*\*\*

Connells are delighted to bring to market the opportunity to acquire this beautiful two/three bedroom, semi detached home on Castle Mound in Barby, Rugby. Castle Mound is nestled within a sought after, quiet village and in brief comprises of; entrance hall, lounge, bedroom three/versatile second reception room, contemporary kitchen, two further first floor bedrooms, and family bathroom. Externally, there is a lovely enclosed rear garden, allocated off road parking plus a single garage. The current owner has modernised and upgraded the property throughout, including a fantastic newly landscaped front garden. There is further potential to extend to the side (subject to the relevant planning). This property also benefits from recently installed UPVC double glazing throughout and energy efficiency oil central heating.

Barby village offers a range of amenities and activities to include a vibrant village store/post office, public house, sporting clubs including tennis and cricket, primary school and popular garden centre and cafe. The location provides excellent commuter access to the surrounding A5, A14, M1 and M6 road and motorway networks. Rugby railway station offers a regular mainline intercity service to London Euston in under an hour and Birmingham New Street.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: D

## Front Of Property

Upon approach there is a recently upgraded, stunning landscaped front garden with perennials and shrubs. The pathway leading to the main entrance door steps onto;

## Entrance Hall

A welcoming and bright entrance hall with stairs rising to the first floor landing.

## Lounge

14' 2" x 10' 10" ( 4.32m x 3.30m )

Spacious family lounge featuring a recently fitted multi-fuel log burner, and window to the rear aspect.

## Kitchen

15' 11" x 8' 7" ( 4.85m x 2.62m )

The kitchen features a range of wall and mount base units, with integrated appliances including an oven with four ring electric hob + extractor fan, sink + drain, and fridge. There is also additional space for an extra fridge/freezer, washing machine and dining table. There is a side door leading to the rear garden, plus windows to the side and rear aspect.

## Bedroom Three/Second Reception

14' 11" x 10' 11" ( 4.55m x 3.33m )

Bedroom three is on the ground floor and also holds excellent versatility for a dining room, snug, home office and more to suit your needs.

## Landing

First floor landing with built in airing cupboard and a loft hatch providing loft access.

## Bedroom One

11' 9" x 10' 11" ( 3.58m x 3.33m )

Bedroom one is on the first floor and features space for wardrobe and window to the front aspect.

## Bedroom Two

11' 9" x 10' 11" ( 3.58m x 3.33m )

Bedroom two is on the first floor and features a built in storage cupboard, space for an additional wardrobe, and window to the rear aspect.

## Bathroom

The main bathroom is on the ground floor, with built in bath, low level WC, wash hand basin and frosted window to the side aspect.

## Rear Of Property

A lovely enclosed rear garden, laid to lawn with patio area and recently installed timber fencing.

## Parking

The property comes with a single garage, plus further off road allocated parking for one vehicle to the rear.

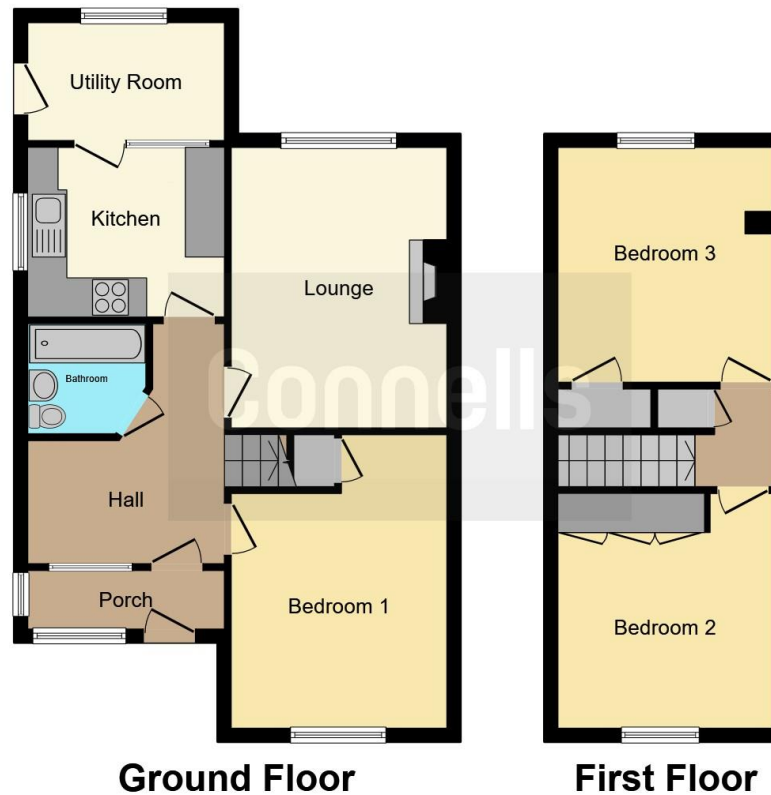












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**view this property online [connells.co.uk/Property/RBY107403](http://connells.co.uk/Property/RBY107403)**



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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