



Fern Green Close Rugby CV22 5FB

for sale offers in the region of
£300,000



Property Description

IMMACULATE THREE BEDROOM HOME

Connells are proud to bring to market the opportunity to acquire this beautifully presented and deceptively spacious, three bedroom mid terrace family home on Fern Green Close in Ashlawn Gardens, Rugby. Built in 2023 by Barratt Homes, Fern Green Close is nestled within a highly desirable location, in brief comprising of; lounge, generous open plan kitchen/diner, downstairs cloakroom, three double bedrooms and bathroom. Externally, there is a lovely rear garden and allocated off road parking for two vehicles. This property also benefits from gas central heating and double glazing throughout.

Ashlawn Gardens further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also a short drive to Elliotts Field Shopping Park and Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

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

Lounge

14' 4" Maximum x 15' Maximum (4.37m Maximum x 4.57m Maximum)

A bright and spacious lounge featuring stairs rising to the first floor landing and window to the front aspect.

Kitchen/Diner

15' 10" x 9' 7" (4.83m x 2.92m)

A generous and modern fitted kitchen/diner featuring a range of wall and mount base units. Integrated appliances include oven with four gas hob and extractor fan, fridge freezer, dish washer, washing machine and a sink + drain. There is also a spacious under stair storage cupboard, further space with a door leading to the rear garden, and window to the rear aspect.

Downstairs Cloakroom

WC off the kitchen featuring low level WC, sink and fan.

Landing

First floor landing with a loft hatch providing loft access.

Bedroom One

11' 10" Maximum x 13' 3" Maximum (3.61m Maximum x 4.04m Maximum)

Featuring a built in wardrobe plus additional built in closet, and window to the rear aspect.

Bedroom Two

13' 6" x 7' 7" (4.11m x 2.31m)

Featuring space for wardrobe and window to the rear aspect.

Bedroom Three

9' 10" x 7' 1" (3.00m x 2.16m)

Featuring space for wardrobe and window to the rear aspect.

Bathroom

With built in bath and shower over, low level WC, sink and fan.

Rear Garden

A lovely rear garden laid to lawn with patio area, storage shed and rear accessibility.

Parking

The property comes with allocated off road parking for two vehicles to front.









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

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25 Regent Street
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107405



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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