



**Connells**

Farnborough Avenue  
Rugby



Farnborough Avenue  
Rugby CV22 7EL

for sale  
**£165,000**



### Property Description

A well presented two bedroom Coach house situated in a quiet residential area of Rugby with easy access to Rugby Town Centre. The property comprises; entrance hallway, spacious lounge diner, kitchen, two bedrooms and bathroom. The property further benefits from gas-fired central heating, UPVC double glazing, garden to the front and garage with parking to the rear.

The Pavilions, is situated in the highly sought after area of Bilton in Rugby. This 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. There are three schools & a nursery within walking distance as well as a play area & park to the rear of the property.

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



## Entrance Hall

Storage cupboard & boiler

## Lounge

17' 7" x 11' ( 5.36m x 3.35m )

To front of property, laminate flooring, upvc window, access to kitchen:

## Kitchen

7' 3" x 7' 11" ( 2.21m x 2.41m )

Off reception room, fridge freezer, plumbing for washing machine, gas hob, electric oven, extractor fan, upvc window, wood effect vinyl floor.

## Bedroom One

12' 6" x 5' 11" ( 3.81m x 1.80m )

To front, carpeted, loft access, upvc window.

## Bedroom Two

7' 3" x 9' 4" ( 2.21m x 2.84m )

To rear, carpeted, upvc window.

## Bathroom

Bath, sink, shower over bath, w/c, grey tile effect floor,

## Outbuilding

12' 5" max x 18' 8" ( 3.78m max x 5.69m )

Garage, electrics & Lights



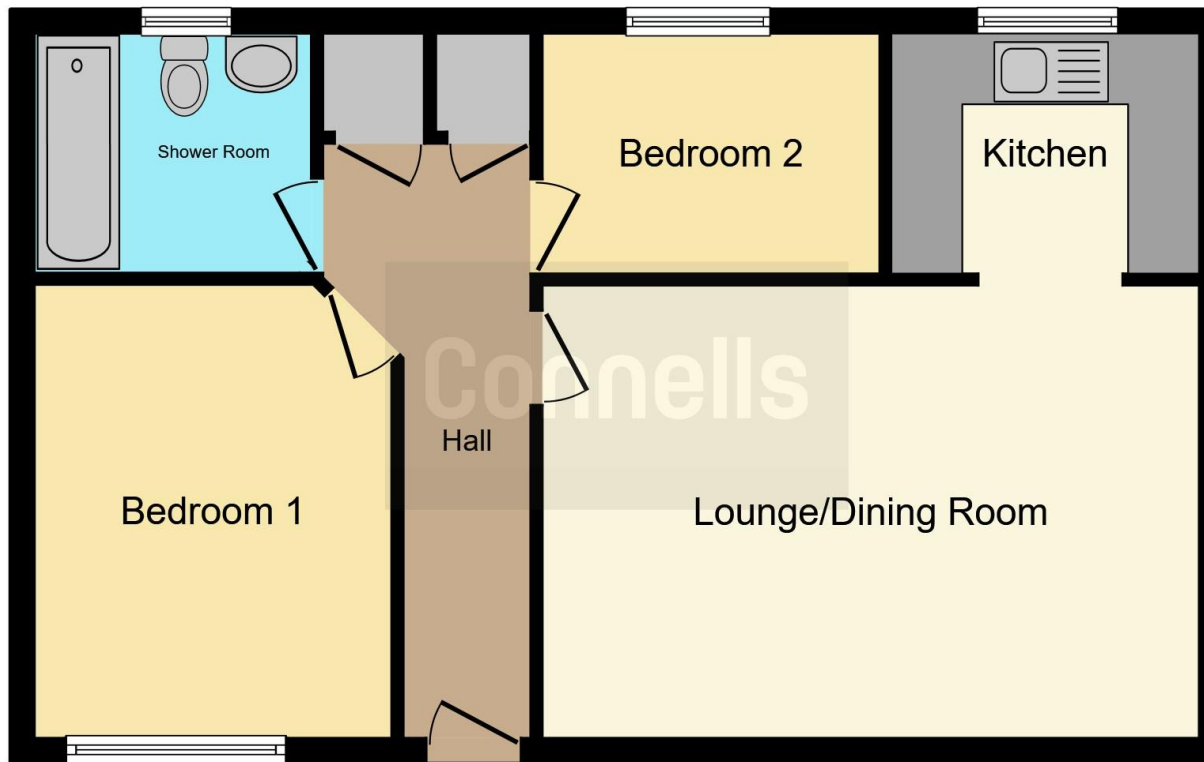












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107375](http://connells.co.uk/Property/RBY107375)**



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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