



**Connells**

Alfred Street  
New Bilton Rugby



# Alfred Street New Bilton Rugby CV21 2EL

for sale offers over  
**£180,000**



## Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are pleased to bring to market this deceptively spacious and well presented, three bedroom mid terrace home on Alfred Street in Rugby. The property in brief comprises of; entrance hall, spacious lounge and dining room, kitchen, three double bedrooms and main bathroom. Externally, there is a generous rear garden and on street parking to the front. This property also benefits from gas central heating throughout.

Alfred Street is conveniently located in a highly sought after area, within walking distance of Rugby Town centre. The area is well served by a wide range of local shops and amenities, well regarded schooling, and excellent transport links to include regular bus routes, easy access to the M1/M6 and M45 motorways, and nearby Rugby train station, which operates mainline services to London Euston in approximately 48 minutes.

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

## Entrance Hall

Entrance hall with stairs rising to the first floor landing.

## Lounge

11' 6" x 9' 10" ( 3.51m x 3.00m )

Lounge featuring electric fireplace, archway through to the dining room and window to the front aspect.

## Dining Room

12' 7" x 10' 2" ( 3.84m x 3.10m )

Featuring space for a dining table and window to the rear aspect.

## Kitchen

17' 3" x 7' 11" ( 5.26m x 2.41m )

Featuring new flooring, a range of wall and mount base units and an understair pantry cupboard. There is appliance space for an oven, fridge freezer and washing machine. Side door leading to the rear garden, windows to the side and rear aspect.

## Landing

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

## Bedroom One

15' 2" x 11' 1" ( 4.62m x 3.38m )

Spacious master bedroom featuring space for wardrobe and window to the front aspect.

## Bedroom Two

12' 6" x 9' 9" ( 3.81m x 2.97m )

Featuring space for wardrobe and window to the rear aspect.

## Bedroom Three

9' 11" x 7' 11" ( 3.02m x 2.41m )

Featuring space for wardrobe and window to the rear aspect.

## Bathroom

With built in bath and shower, low level WC, sink and frosted window to the side aspect.

## Rear Garden

A well maintained spacious rear garden laid to lawn with patio area and storage shed.

## Parking

The property has on street parking available to the front of the property.















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/RBY107499](http://connells.co.uk/Property/RBY107499)**



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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Property Ref: RBY107499 - 0005