





Property Description

DESIRABLE RESIDENTIAL LOCATION

Connells are delighted to bring to market the opportunity to acquire this deceptively spacious, beautiful home nestled within the heart of Rugby on Montague Road. Montague Road is a three bedroom, versatile home which in brief comprises of; entrance hall, spacious lounge/dining room, kitchen, three generous bedrooms, downstairs shower room, in addition to a first floor shower room. Externally, there is a front and rear garden, allocated off road parking for two vehicles, garage, plus a fantastic detached workshop. This property also benefits from gas central heating throughout and double glazing.

Montague Road is situated in a desirable location, which 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.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Approach

The front of the property there is a well maintained front lawn, and allocated off road parking. The main entrance door to the side steps onto;

Entrance

A welcoming entrance hall with stairs rising to the first floor landing and access doors to the ground floor reception rooms.

Lounge/Dining Room

27' Maximum x 11' 10" Maximum (8.23m Maximum x 3.61m Maximum)

A generous, extended open plan lounge/dining room featuring bifolding doors leading to the rear garden.

Kitchen

14' 2" x 7' 6" (4.32m x 2.29m)

Featuring a range of wall and mount base units, with integrated appliances including; oven with extractor fan, fridge freezer and dish washer. There is also additional space for a washing machine. Double glazed doors to the rear.



Shower Room

Ground floor, modern shower room with a walk in shower, low level WC, wash hand basin and window.

Landing

First floor landing with a storage and airing cupboard.

Bedroom One

16' 2" Maximum x 10' Maximum (4.93m Maximum x 3.05m Maximum)

Spacious bedroom on the first floor featuring built in storage cupboard.

Bedroom Two

11' 9" x 10' 2" (3.58m x 3.10m)

Ground floor featuring space for wardrobe.

Bedroom Three

9' 6" x 8' 8" (2.90m x 2.64m)

Ground floor bedroom featuring built in storage cupboard.

Bathroom

First floor bathroom with built in bath, low level WC, sink and wall mounted radiator.

Rear Of Property

A low maintenance paved gated rear garden, with a storage shed.

Workshop

27' 2" x 16' 4" (8.28m x 4.98m)

Detached large workshop to rear with power.

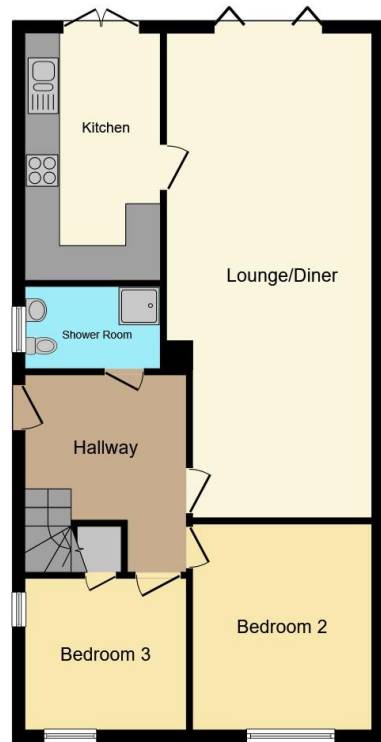
Parking

This property has allocated off road parking for multiple vehicles.

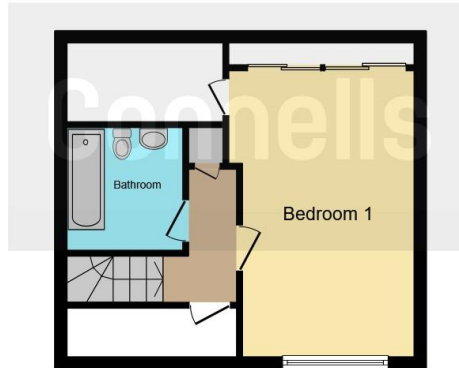




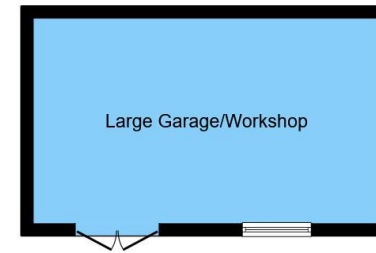




Ground Floor



First Floor



Outbuilding

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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY106561



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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