





Property Description

SUPERB FIRST TIME BUY

Connells are delighted to bring to market the opportunity to acquire this charming three bedroom mid terraced home on Caldecott Street, situated in a highly desirable area within Rugby, Warwickshire. Caldecott Street in brief comprises of; entrance hall, downstairs cloakroom, family lounge, dining room, kitchen, sun room, three generous bedrooms, laundry room/boiler room and main bathroom. Externally, this property has a delightful rear garden, and there is ample on street parking to the front. This property also benefits from gas central heating throughout with an upgraded combi boiler.

Caldecott Street is located within walking distance of the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes. This property is also well situated for commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks, and is also just a short drive to both Junction One and Elliot's Field retail parks.

Don't miss out and call us today on 01788

579880 to arrange your exclusive viewing on this must see home!

Approach

The main entrance door is to the side of the property, accessed through a secluded alleyway for extra security and privacy from the road.

Entrance

A welcoming entrance hall with stairs rising to the first floor landing and an understair storage cupboard.

Lounge

15' 8" x 13' 4" (4.78m x 4.06m)

Spacious family lounge featuring a fireplace, and bay window to the front aspect with fitted shutter blinds.

Dining Room

14' 7" x 13' 6" (4.45m x 4.11m)

Featuring a fireplace, built in storage cupboard and window to the rear aspect.

Kitchen

15' 8" x 8' 11" (4.78m x 2.72m)

Modern upgraded kitchen featuring a range of wall and mount base units, with integrated oven with induction hob and extractor fan, plus a fridge freezer. Additional space for a dish washer and washing machine.

Sun Room

13' x 13' 6" (3.96m x 4.11m)

A versatile extended room, with solid parquet blocks, featuring double doors to the rear garden and window to the side aspect.

Downstairs Cloakroom

The downstairs WC is off the sun room, with low level WC, sink, frosted window to the side aspect.

Landing

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

Laundry/Boiler Room

5' 9" x 5' 11" (1.75m x 1.80m)

Versatile laundry/storage space on the first floor with the combi boiler located.

Bedroom One

15' 8" x 15' 6" (4.78m x 4.72m)

Spacious master bedroom featuring space for a wardrobe, and bay window to the front aspect with shutter blinds.

Bedroom Two

14' 8" x 12' 8" (4.47m x 3.86m)

Featuring space for wardrobe and window to the rear aspect with garden views.

Bedroom Three

12' 5" x 8' 8" (3.78m x 2.64m)

Featuring space for wardrobe and window to the rear aspect with garden views.

Bathroom

Upgraded family bathroom with built in bath and shower over, low level WC, sink, heated towel rail and frosted window to the side aspect.

Rear Of Property

A well maintained, deceptively spacious rear garden laid to lawn with patio area. The garden holds a private decking area to the rear, plus a storage shed.

Parking

The property has on street parking to the 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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107597



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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