



**Connells**

Lytham Road  
RUGBY



Lytham Road  
RUGBY CV22 7PQ

for sale offers in excess of  
**£250,000**



## Property Description

\*\*\*WELL PRESENTED HOME IN A SOUGHT AFTER AREA\*\*\*

Connells are pleased to bring to market the opportunity to acquire this impressive three bedroom, mid terrace property on Lytham Road in Rugby, Warwickshire. Lytham Road in brief comprises of; entrance hall, family lounge, dining room, kitchen, utility room, downstairs shower room, three bedrooms and family bathroom, Externally, there is a generous rear garden, and allocated off road parking to front for approximately three vehicles. This property also benefits from gas central heating with combi boiler, solar panels, plus an EV charging point.

Rugby offers an extensive range of shopping facilities, including Elliott's Field retail & Leisure park and The Clock Towers shopping centre. Rugby's train station also provides London commuters access to Euston in less than 50 minutes. From Rugby there is easy access to the extensive motorway networks including the A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, and the renowned Rugby School. Viewing is highly recommended.

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

## Entrance

Welcoming and spacious entrance hall with a built in storage/electric cupboard. New front main entrance door.

## Lounge

14' 10" x 10' 6" ( 4.52m x 3.20m )

Spacious family lounge featuring double doors leading to the rear garden and window to the rear aspect.

## Dining Room

10' 7" x 8' ( 3.23m x 2.44m )

Featuring space for dining table, window to the front aspect, and archway leading through to;

## Kitchen

9' 10" x 8' 4" ( 3.00m x 2.54m )

Modern kitchen featuring a range of wall and mount base units, with integrated appliances including an oven with electric hob & extractor fan, fridge freezer, sink & drain, and space for a dish washer. Access door leading to;

## Utility Room

10' 11" x 4' 10" ( 3.33m x 1.47m )

Utility room off the kitchen with space for a washing machine and tumble dryer, plus a sink & drain, access door to the garden and window to the rear aspect.

## Downstairs Shower Room

Ground floor shower room with walk in shower, low level WC and sink.

## Landing

First floor landing with loft hatch providing loft access and window to the side aspect.

## Bedroom One

13' 6" x 10' ( 4.11m x 3.05m )

The master bedrooms features built in wardrobe and window to the rear aspect.

## Bedroom Two

10' 6" x 10' 1" ( 3.20m x 3.07m )

Featuring space for wardrobe and window to the rear aspect.

## Bedroom Three

10' 6" x 6' 8" ( 3.20m x 2.03m )

Featuring space for wardrobe and window to the rear aspect.

## Bathroom

Family bathroom with built in bath and shower over, low level WC, wash hand basin, and frosted window to the front aspect.

## Rear Of Property

A well maintained, generous rear garden laid to lawn with patio area and panel fencing. There is a storage shed with electricity, and side accessibility.

## Parking

This property comes with allocated off road parking to front for approximately three vehicles.















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/RBY107605](http://connells.co.uk/Property/RBY107605)



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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