



**Connells**

Hill Top Park  
Princethorpe Rugby



# Hill Top Park Princethorpe Rugby CV23 9PW

for sale  
**£105,000**



## Property Description

Connells are delighted to bring to market this one bedroom park home in Hill Top Park in Princethorpe, Rugby. The park home in brief comprises of; entrance hall, lounge with arch to kitchen, bedroom, study/dressing room and bathroom. Externally, there is a wrap around garden area and off street parking

Princethorpe is a well-established village located approximately halfway between Rugby and Leamington Spa, and also provides convenient access to Coventry, Southam and Warwick. The village includes local shops and amenities, a primary school, and the well-renowned Princethorpe College. The village is surrounded by countryside and is ideally situated with excellent access to road networks nearby including the motorway networks of A45, A46, M1 & M6. Rugby railway station also offers a high speed train service to London Euston in just under 50 minutes.

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



## Entrance Hall

Carpeted.

## Lounge

9' 10" x 11' 4" ( 3.00m x 3.45m )

Duel aspect bay window, carpeted.

## Kitchen

11' 4" x 7' 9" ( 3.45m x 2.36m )

Dual aspect windows, electric oven, gas hob, extractor fan, plumbing for washing machine,.

## Bedroom One

11' 3" x 7' 6" inc wardrobe ( 3.43m x 2.29m inc wardrobe )

Window to rear, fitted wardrobe, carpeted.

## Study/Dressing Room

8' 3" x 4' 6" ( 2.51m x 1.37m )

UPVC windows, carpeted.

## Bathroom

Privacy window, bath,sink,w/c, vinyl floor.

## Rear Garden

Wrap around garden

## Outbuildings

shed



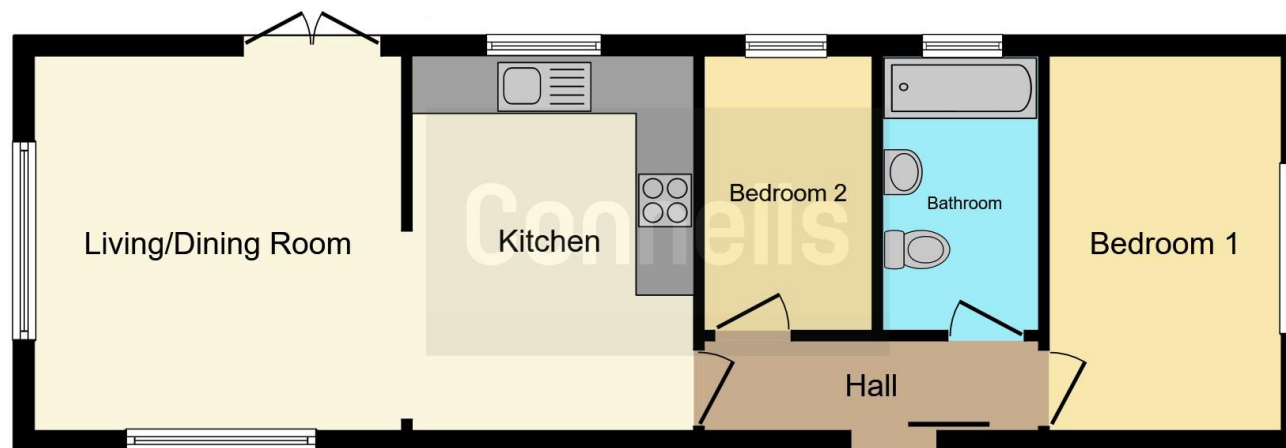












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure:

**view this property online [connells.co.uk/Property/RBY107562](http://connells.co.uk/Property/RBY107562)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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