





Property Description

ONWARD CHAIN COMPLETE

Connells are pleased to bring to market this beautifully presented, two bedroom semi-detached family home on Cadmium Drive in Ashlawn Gardens, Rugby. Cadmium Drive in brief comprises of; entrance porch, downstairs cloakroom, spacious lounge, open plan kitchen/diner, two double bedrooms and main bathroom. Externally, there is a well maintained rear garden and allocated off road parking for two vehicles. This property also benefits from gas central heating and double glazing.

Ashlawn Gardens further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also a short drive to Elliotts Field Shopping Park and Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

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

Entrance

Front entrance porch leading onto;

Lounge

12' 10" x 11' 11" (3.91m x 3.63m)

Spacious family lounge featuring stairs rising to the first floor landing and window to the front aspect. There is also temperature control in this room.

Kitchen/Diner

12' 10" Maximum x 12' 2" Maximum (3.91m Maximum x 3.71m Maximum)

A modern open plan fitted kitchen/diner. Featuring a range of wall and mount base units. Integrated appliances are to include; oven with four gas hob and extractor fan, fridge freezer, dish washer and washing machine. There is also an understair storage cupboard and double doors leading to the rear garden.

Downstairs Cloakroom

Downstairs cloakroom off the kitchen with low level WC and sink.

Landing

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

Bedroom One

12' 11" x 9' 4" (3.94m x 2.84m)

Featuring space for a wardrobe, built in storage cupboard, and window to the front aspect. There is also temperature control in this room.

Bedroom Two

12' 11" x 7' 7" (3.94m x 2.31m)

Featuring space for wardrobe and window to the rear aspect.

Bathroom

With built in bath and shower over, low level WC, sink, heated towel rail and fan.

Rear Of Property

A lovely low maintenance rear garden laid to lawn with patio area and a storage shed.

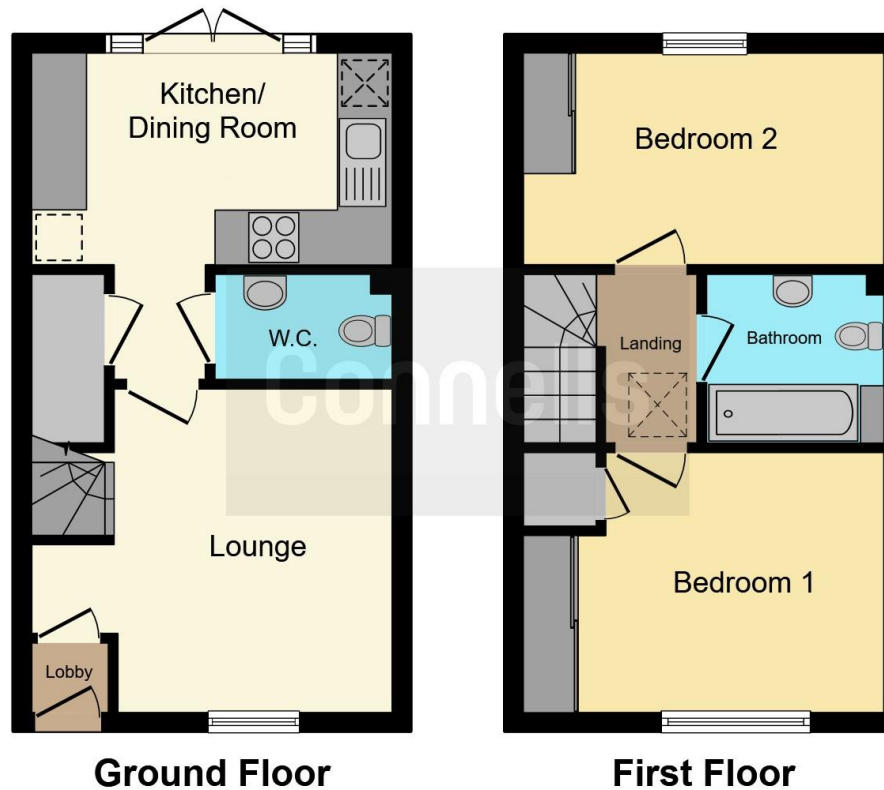
Parking

This property comes with allocated off road parking for two vehicles, plus further on street parking where available.









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: B Council Tax
 Band: Deleted

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107627



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