



Connells

Victoria Avenue
RUGBY

Victoria Avenue RUGBY CV21 2BY

for sale offers in excess of
£175,000



Property Description

CHAIN FREE

Connells are pleased to market this spacious three/four bedroom, mid terrace property on Victoria Avenue in the heart of Rugby, Warwickshire. In brief Victoria Avenue comprises of; entrance, reception room/bedroom four, lounge, dining room, kitchen, utility area, bathroom and three generous first floor bedrooms. Externally, there is a well maintained rear garden and on street parking available to front. This property also benefits from gas central heating and is being sold with no onward chain.

Victoria Avenue is conveniently located in a highly sought after area, within walking distance of Rugby Town centre. The area is well served by a wide range of local shops and amenities, well regarded schooling, and excellent transport links to include regular bus routes, easy access to the M1/M6 and M45 motorways, and nearby Rugby train station, which operates mainline services to London Euston in approximately 48 minutes.

Call us today on 01788 579880 to arrange your exclusive viewing!

Entrance

Narrow entrance hall with stairs rising to the first floor landing.

Reception Room/Bedroom Four

13' 6" x 9' 7" (4.11m x 2.92m)

Versatile reception room also making a useful ground floor fourth bedroom. Bay window to the front aspect.

Lounge

11' 2" x 9' 7" (3.40m x 2.92m)

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

Dining Room

11' 9" x 7' 11" (3.58m x 2.41m)

Featuring an understair storage cupboard and window to the side aspect.

Kitchen

8' 8" x 6' 7" (2.64m x 2.01m)

Featuring a range of wall and mount base units, fitted sink & drain, and appliance space for a cooker and fridge freezer. Window to the side aspect.

Utility Area

Utility cupboard off kitchen featuring appliance space for a washing machine and tumble dryer, plus the boiler is located here.

Bathroom

Ground floor main bathroom with built in bath and shower, low level WC, sink and frosted window to the side aspect.

Landing

First floor landing with built in airing cupboard.

Bedroom One

15' 10" x 11' 5" (4.83m x 3.48m)

Spacious master bedroom featuring space for wardrobe and window to the front aspect.

Bedroom Two

11' 2" x 9' 11" (3.40m x 3.02m)

Featuring space for wardrobe and window to the rear aspect.

Bedroom Three

12' 2" x 8' (3.71m x 2.44m)

Featuring space for wardrobe and window to the rear aspect.

Rear Of Property

Generous rear garden with patio area and storage shed.

Parking

The property has on street parking to the front on a first come first serve basis.









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
 RUGBY CV21 2PE

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107629



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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