





Property Description

NO ONWARD CHAIN & FURNITURE UP FOR NEGOTIATION

Connells are proud to bring to market the opportunity to acquire this beautifully presented and deceptively spacious, four bedroom semi detached dormer style bungalow, nestled within the heart of Rugby on Everest Road. Everest Road in brief comprises of; entrance hall, lounge, spacious open kitchen/diner, four generous bedrooms and shower room. Externally, there is a lovely rear garden, detached garage, plus off road allocated parking for multiple vehicles large enough for two vans or caravans. This property also benefits from gas central heating with a brand new boiler, and double glazing. There is outside uplighting which creates a welcoming ambiance around the house in the evening/night time. The current owners have recently renovated to a high specification, with upgraded and immaculate living accommodation across two floors.

The property 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 major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the

Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

The property sits on a generous plot, with a front lawn area and allocated parking to the front and side aspects for approximately six to

seven vehicles in total.

Entrance Hall

A welcoming and spacious entrance hall with stairs rising to the first floor landing and access doors to downstairs reception rooms.

Lounge

12' 11" x 11' 5" (3.94m x 3.48m)

Featuring a cosy woodburner. The lounge flows through to the open plan kitchen/diner, a fantastic space for relaxing or socialising.

Kitchen/Diner

22' 6" Maximum x 17' 8" Maximum (6.86m Maximum x 5.38m Maximum)

A large open plan kitchen/diner featuring a bespoke breakfast island with storage and a range of wall and mount base units. Integrated appliances are to include; built in oven with five ring gas hob and extractor fan, plus dish washer. Additional space for a fridge freezer. There is also two skylight windows allowing for plenty of natural day light, and double doors leading to the rear garden. The kitchen/diner room holds versatility, with multiple spaces for a family dining table. There are many plug/usb sockets and fitted unit lighting for the evenings.

Shower Room

Ground fitted shower room with a large walk in shower, low level WC, wash hand basin, heated towel rail and frosted window to the side aspect. There is also space for a washing machine with storage shelving above.

Bedroom One

13' 6" x 11' 3" (4.11m x 3.43m)

The spacious master bedroom is on the ground floor, and features space for a wardrobe, tall radiator, LED lighting and window to the front aspect.

Bedroom Two

12' x 11' 5" (3.66m x 3.48m)

Bedroom two is on the ground floor and

features space for wardrobe, understair storage area and window to the front aspect.

Bedroom Four

8' 6" x 6' 4" (2.59m x 1.93m)

Bedroom Four is located on the ground floor, featuring fitted wardrobes and window to the side aspect. The wardrobes can be dismantled which provides space for a single bed.

Landing

First floor landing with built in storage cupboard plus side eves allowing for plenty of storage.

Bedroom Three

14' 9" x 11' 6" (4.50m x 3.51m)

Bedroom three is located on the first floor and can also be an alternative master bedroom if preferred. Comes with a fitted/ walk in wardrobe that could be converted to an en-suite room. with sliding doors, a wash hand basin and window to the rear aspect. There is potential to add a en suite bathroom to this room.

Garage

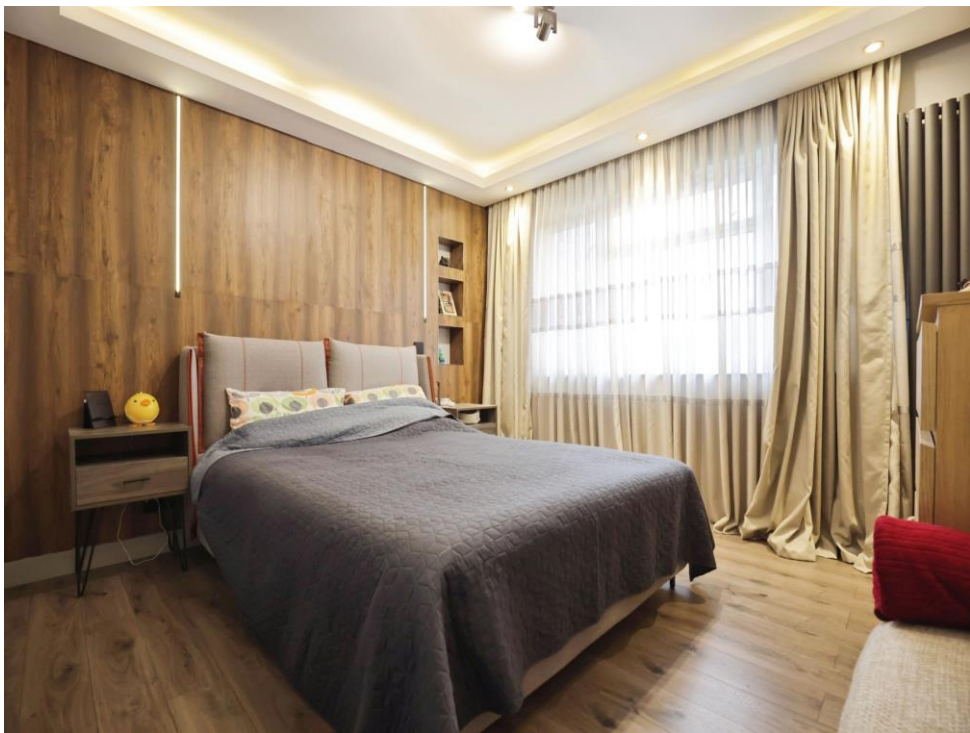
27' 4" x 9' 5" (8.33m x 2.87m)

Detached, extended bigger than average single garage, with light & power and an up & over door to the front. There is great potential for the garage to be converted into a reception space or granny annex.

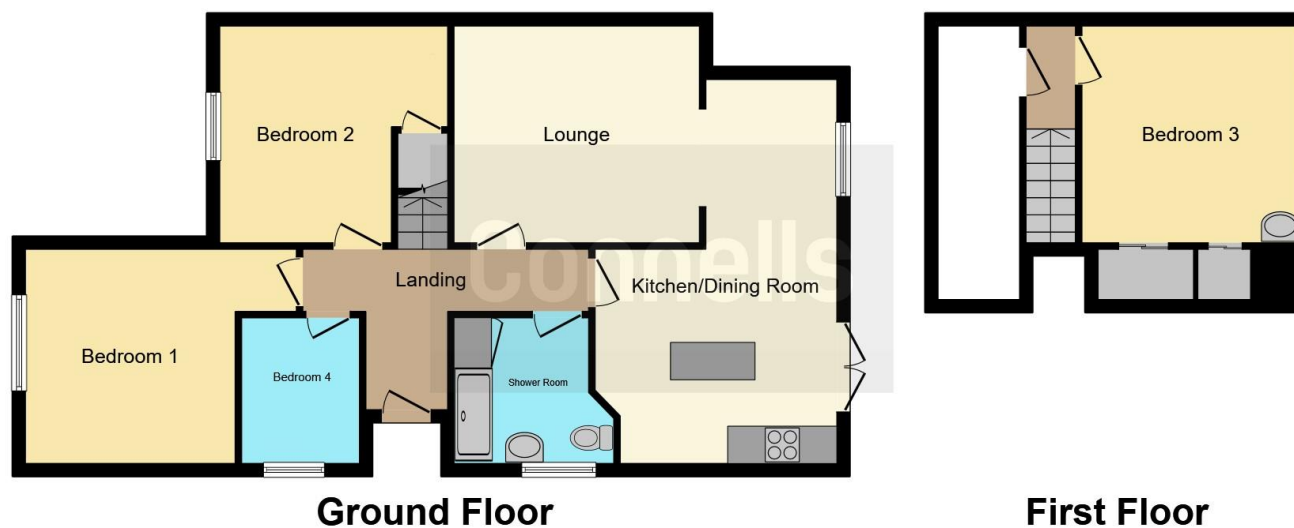
Rear Of Property

A low maintenance, well presented rear garden laid to lawn with patio area and fencing. The garden has side accessibility.









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

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25 Regent Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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