





Follager Road  
RUGBY CV21 2JX

for sale offers in the region of  
**£270,000**



### Property Description

\*\*\*MUST SEE FAMILY HOME IN A SOUGHT AFTER AREA\*\*\*

Connells are delighted to bring to market the opportunity to acquire this spacious and well presented, three bedroom end of terraced home on Follager Road in Rugby. Nestled within the heart of Rugby, Follager Road in brief comprises of; entrance hall, downstairs cloakroom, generous lounge, open plan kitchen/diner, conservatory, three spacious bedrooms with en suite to master, and family bathroom. Externally, there is a low maintenance front and rear garden, allocated off road parking, plus a single garage. This property also benefits from gas central heating with an upgraded boiler and double glazing throughout. There is also CCTV and an alarm system.

The property is located in a sought after area, 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.

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

### Approach

Upon approach there is a low maintenance front lawn with a gate. Pathway leading to main door and onto;

### Entrance Hall

A welcoming entrance hall with stairs rising to the first floor landing and built in understair storage cupboard.

### Downstairs Cloakroom

Low level WC, sink, heated towel rail and window to the front aspect.

### Lounge

17' x 9' 5" ( 5.18m x 2.87m )

Generous family lounge featuring windows to the front and side aspect.

### Kitchen/Diner

17' 6" x 9' 5" ( 5.33m x 2.87m )

Open plan kitchen/diner featuring a range of wall and mount base units with integrated appliances including a new gas cooker with four ring gas hob and extractor fan. Additional space for a fridge freezer, dish washer and washing machine. There is a window to the front and side aspect, plus a sliding door leading to;

## Conservatory

8' 9" x 8' 3" ( 2.67m x 2.51m )

Extended conservatory making a useful reception space, featuring doors to the garden.

## Landing

First floor landing featuring a built in airing cupboard and loft hatch access to an insulated loft.

## Bedroom One

12' 6" x 9' 2" ( 3.81m x 2.79m )

Master bedroom featuring two built in wardrobes and window to the front aspect.

## En Suite

En suite off the master bedroom with walk in shower, low level WC, sink, heated towel rail and window to the side aspect.

## Bedroom Two

9' 11" x 9' 8" ( 3.02m x 2.95m )

Featuring space for wardrobe and window to the front aspect.

## Bedroom Three

9' 8" x 6' 9" ( 2.95m x 2.06m )

Featuring space for wardrobe and window to the side aspect.

## Family Bathroom

Main bathroom with built in bath and shower over, low level WC, sink, heated towel rail and frosted window to the front aspect.

## Rear Garden

A low maintenance well maintained rear garden with patio and lawn area, plus side accessibility. .

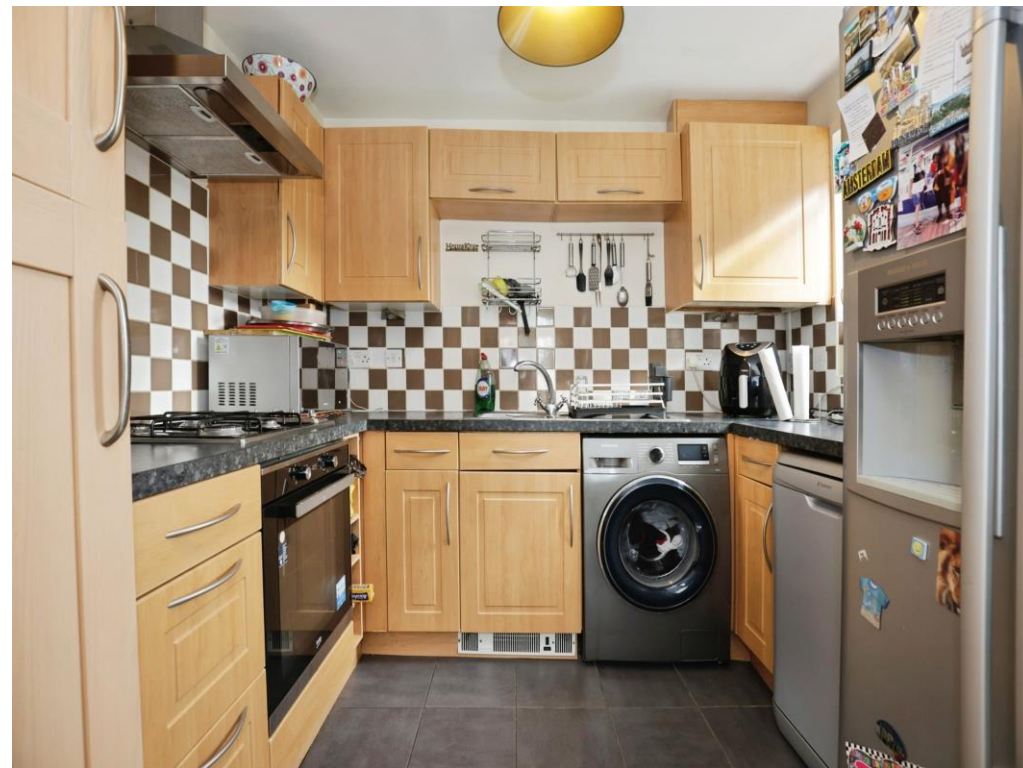
## Garage

16' 11" x 9' 3" ( 5.16m x 2.82m )

Single detached garage with light and power.

## Parking

This property comes with allocated off road parking for one vehicle, plus further on street parking available.







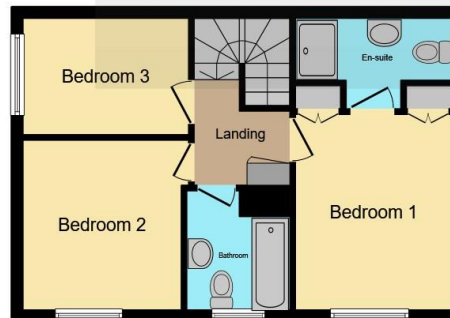








**Ground Floor**



**First Floor**

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: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107651](http://connells.co.uk/Property/RBY107651)**



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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