





Frobisher Road  
Rugby CV22 7HU

for sale offers in excess of  
**£240,000**



## Property Description

\*\*\*SCOPE FOR MODERNISATION\*\*\*

Connells are delighted to offer this three bedroom semi-detached family home, situated in a highly sought after area on Frobisher Road in Rugby. The property briefly comprising of entrance hall, spacious lounge, open kitchen/diner. On the first floor there are three good size bedrooms and a family bathroom. Externally there is a front garden, enclosed rear garden and a driveway for multiple vehicles as well as a detached garage.

The location further benefits from excellent travel links including a short walk to the bus stop and short drive to Rugby train station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There are three schools & a nursery within walking distance as well as a play area & park to the rear of the property. This property is sold with no onward chain.

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

## Front Of Property

Front garden laid to lawn. The main entrance door is to the side of the property, which leads onto;

## Entrance Hall

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

## Lounge

17' 3" x 11' 3" ( 5.26m x 3.43m )

Spacious family lounge featuring an electric woodburner and two windows to the front aspect.

## Kitchen/Diner

17' 3" x 9' 6" ( 5.26m x 2.90m )

Kitchen/diner featuring a range of wall and mount base units, with appliance space for a cooker, fridge freezer and washing machine. There are also doors to the rear garden plus a window to the rear aspect.

## Landing

First floor landing with built in airing cupboard.

## Bedroom One

17' 5" x 11' 2" ( 5.31m x 3.40m )

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

## Bedroom Two

9' x 8' 9" ( 2.74m x 2.67m )

Featuring space for wardrobe and window to the rear aspect.

## Bedroom Three

9' x 8' 3" ( 2.74m x 2.51m )

Featuring space for wardrobe and window to the rear aspect.

## Bathroom

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

## Rear Of Property

A generous rear enclosed garden laid to lawn with patio area and side accessibility.

## Garage

Single detached garage to the rear with light and power & an up and over door.

## Parking

Allocated off road parking to the side for approximately two to three cars.



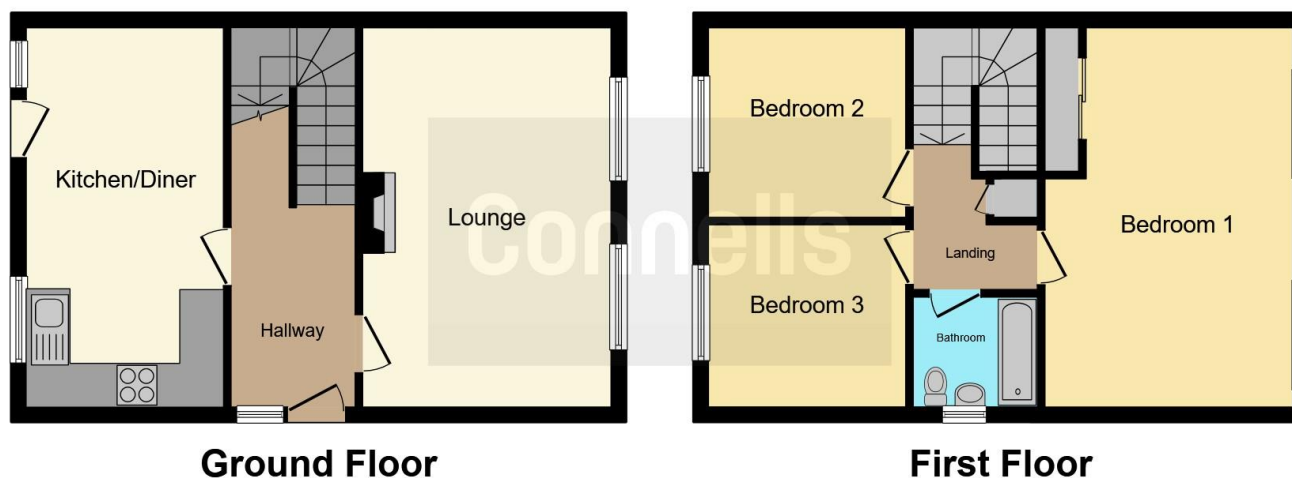












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107720](http://connells.co.uk/Property/RBY107720)**



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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