



**Connells**

Rodney Close  
Rugby



## Property Description

**\*\*\*THREE BEDROOM END OF TERRACE HOME IN A SOUGHT AFTER AREA\*\*\***

Connells are delighted to offer this fantastic three bedroom end of terrace home in the fantastic location of Rodney Close in Rugby. The property briefly comprising of entrance porch/utility room, kitchen, spacious open lounge/dining room, and conservatory. On the first floor there are three good size bedrooms and a family bathroom. Externally there is a rear garden and a driveway for two cars with additional street parking. The property also benefits from gas central heating throughout.

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 save your space on our open house on this must see property!

## Approach

To the front of the property you are presented with a driveway and path leading to pain entrance door;

## Entrance Porch/Utility Room

4' 10" x 8' ( 1.47m x 2.44m )

Upon entrance from the main door is a space which can be used as an entrance porch but also has space and plumbing for a washing machine and tumble dryer. Door then leading through to;

## Lounge/Dining Room

20' 11" x 17' 5" ( 6.38m x 5.31m )

Spacious open plan lounge/dining room with space for sofa and dining table. There is also a fireplace, sliding doors to conservatory and stairs rising to first floor. Window to front & rear and radiator.

## Kitchen

9' x 8' 8" ( 2.74m x 2.64m )

Can be accessed via the lounge, and integrated appliances are to include a built in fridge freezer, cooker with electric hob, sink, spotlights and window to front.

## Conservatory

10' 2" x 9' 4" ( 3.10m x 2.84m )

Good size conservatory accessed via the lounge/diner which has a door to rear garden.

## Landing

Loft hatch is located on the landing providing access to the loft.

## Bedroom One

8' 9" x 10' 10" ( 2.67m x 3.30m )

The master bedroom features a built in wardrobe, fan, radiator and window to front.

## Bedroom Two

8' 8" x 8' 8" ( 2.64m x 2.64m )

Features space for wardrobe, radiator and window to front.

## Bedroom Three

8' 5" x 8' 6" ( 2.57m x 2.59m )

Features space for wardrobe, radiator and window to rear.

## Family Bathroom

Built in bath with shower, wash hand basin with storage, low level WC, storage cupboard, tall standing radiator and window to front.

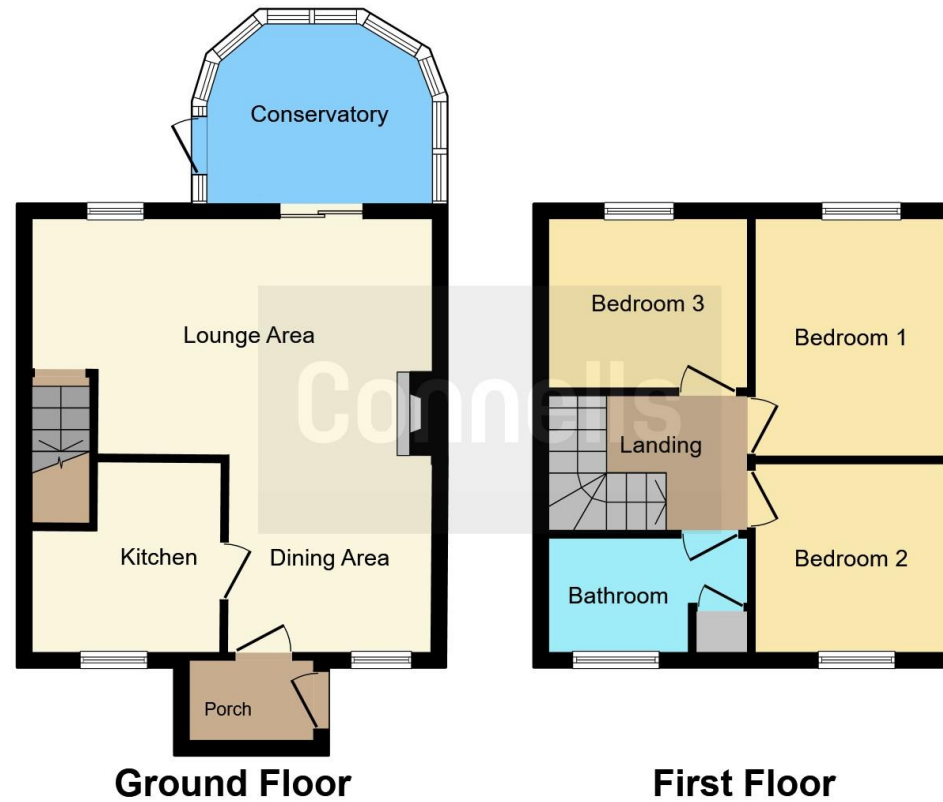
## Rear Of Property

A lovely south facing, fenced garden with decking and side access.









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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/RBY106746](http://connells.co.uk/Property/RBY106746)**

Tenure: Freehold



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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