



Connells

New Street
Rugby



Property Description

IDEAL FIRST TIME BUYER OR INVESTMENT OPPORTUNITY

Connells are delighted to offer this well presented two bedroom mid terraced home in the popular location of New Street in New Bilton, Rugby. Situated over two floors of living accommodation, the property in brief comprises of entrance space, open plan lounge/dining room, kitchen on the ground floor and two good size bedrooms and a family bathroom on the first floor. Outside the property there is also a lovely spacious garden to the rear, and on street parking to the front on a wide street.

New Street is situated in an ideal location for transport links such as the multitude of bus routes close by and is within a short walk from the town centre. Rugby offers an extensive range of shopping facilities, including Elliott's Field retail and Leisure park and The Clock Towers shopping centre. Rugby's train station also provides London commuters access to Euston in less than 50 minutes.

From Rugby there is easy access to the extensive motorway networks including the A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, and the renowned Rugby School.

Call us today on 01788 579880 to save your space in our open house on this must see home!

Front Of Property

The property is situated on a wide street with ample on street parking to front, with main door leading through to;

Entrance

A small welcome/entrance space with door leading through to;

Lounge

12' 10" Maximum x 24' 8" Maximum (3.91m Maximum x 7.52m Maximum)

A spacious open plan lounge/dining room with space for sofa, dining table, a featured fireplace, radiator, bay window to front and an additional window to rear. There is also stairs rising to first floor and space for storage underneath. Door then leading through to;

Kitchen

9' 6" Maximum x 8' Maximum (2.90m Maximum x 2.44m Maximum)

Featuring a range of wall and mount base units, stainless steel sink, integrated cooker with 4 gas hobs and an extractor fan, space for fridge freezer and dish washer and window to side. There is an archway which leads you to;

Utility Room

8' 3" x 7' 9" (2.51m x 2.36m)

Space for a washing machine and tumble dryer. There is also storage space, the boiler is located here, window to side and a door to the rear garden.

Landing

Loft hatch is located on the landing with pull down ladders.

Bedroom One

14' Maximum x 10' 10" Maximum (4.27m Maximum x 3.30m Maximum)

Good size master bedroom with space for wardrobe, radiator and window to front.

Bedroom Two

8' 2" Maximum x 11' 4" Maximum (2.49m Maximum x 3.45m Maximum)

Featuring space for wardrobe, radiator and window to rear.

Bathroom

Fitted tiled bathroom with built in bath, wash hand basin, low level WC, airing cupboard, radiator and window to rear.

Rear Of Property

A lovely spacious rear garden laid to lawn with patio area 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

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY106750



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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