

3 Spicer Place
Rugby
CV22 7EA



3 Spicer Place

£1,300 PCM

Hallway

This welcoming hallway provides access to the main living areas and the stairs leading to the first floor. It is carpeted and benefits from natural light, creating an airy and open feel as you enter the home.

Kitchen

The kitchen is a well-appointed space with wooden cabinetry and black granite affect worktops. It features a built-in oven, gas hob with an extractor fan above, a large farmhouse-style sink, and space for appliances. The tiled floor complements the overall practical yet stylish design. A door leads out to the side of the property, allowing convenient access.

Lounge/Diner

A spacious lounge and dining room offers a generous living area, bathed in natural light from multiple windows and French doors that open out to the garden. The neutral carpet and walls provide a blank canvas for personal style, making this an ideal space for relaxing and entertaining.

WC

The ground floor cloakroom is compact yet functional, featuring a WC and a pedestal sink. Its practical location off the hallway makes it convenient for guests and day-to-day use.

Bathroom

The main bathroom is tiled floor-to-ceiling in a warm beige tone, creating a clean and modern look. It includes a bathtub with a glass shower screen, a WC, and a wall-mounted sink with storage beneath. A frosted window provides natural light whilst maintaining privacy.

Bedroom 1

This bedroom is bright and welcoming, featuring a large window that fills the space with natural light. It includes built-in wardrobes with wooden doors, and a neutral carpet that complements the fresh white walls, creating a calm retreat.

Bedroom 2

Another well-proportioned bedroom with a large window overlooking the surrounding area. The room has neutral decor and carpet flooring, making it a versatile space suitable for various uses.

Bedroom 3

This bedroom makes a cosy space with neutral tones and a window that allows natural light to brighten the room. It provides a peaceful atmosphere ideal for rest and relaxation.

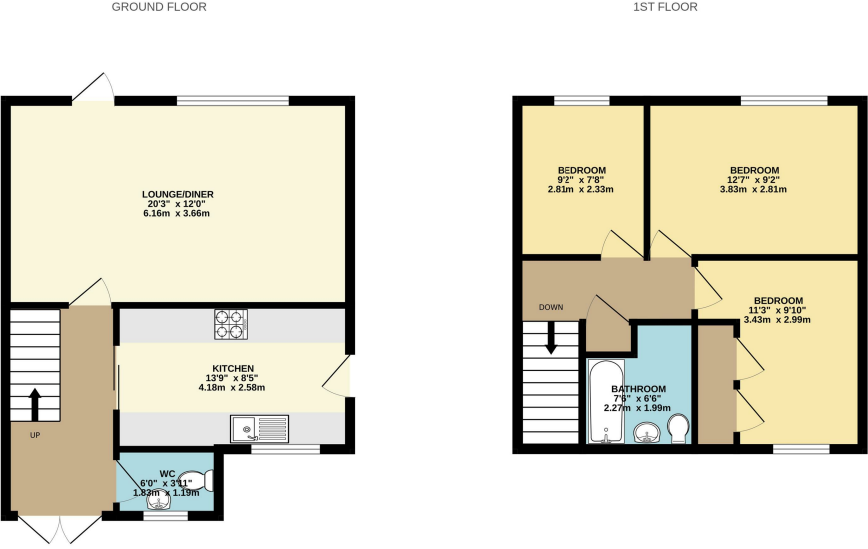
Front Exterior

The front exterior of the property presents a semi-detached house with a brick and wood cladding exterior. It is surrounded by a lawn and mature shrubbery, offering pleasant curb appeal in a quiet residential area.

Parking Area

The property benefits from allocated parking spaces on a paved driveway beside the house, providing convenient off-street parking for residents and visitors.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and so guarantee as to their operability or efficiency can be given.
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Local Authority

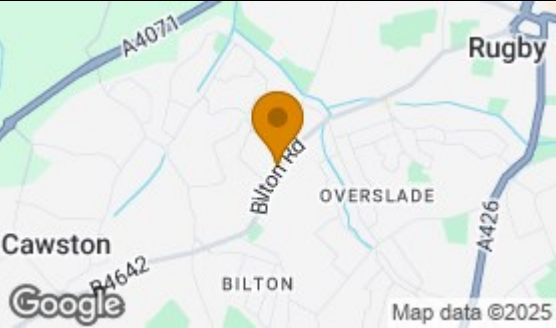
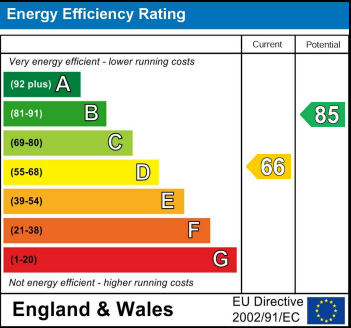
Council Tax Band

C

EPC Rating

D

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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