

**3 Bedroom Bungalow - Semi  
Detached**  
**located on Epsom Road, Rugby**  
**£325,000**

**UP Estates**





\*\*\* NO UPWARD CHAIN - STUNNING CHALET BUNGALOW - THREE DOUBLE BEDROOMS - BEAUTIFUL VIEWS - MODERN ENSUITE - DRIVEWAY & DETACHED GARAGE - SPACIOUS REAR GARDEN - QUIET LOCATION \*\*\*

Tucked away on the peaceful and sought-after Epsom Road in Rugby, this immaculately renovated, three-bedroom, two bathroom, semi-detached chalet bungalow offers stylish and spacious living, ready to move straight into. Finished to an exacting standard throughout with new-build, quality finishes, this beautifully updated home is filled with natural light and boasts a fresh, airy ambience. The open-plan lounge diner is fantastic for modern living and entertaining. The brand-new kitchen showcases contemporary finishes, thoughtful design, ample units/worktop space. On the ground floor, you'll also find two spacious double bedrooms and a sleek, stylish new bathroom.

Ascend to the upper level where the fantastic main bedroom awaits, boasting a stunning en-suite bathroom, cleverly integrated eaves storage, and far-reaching views over the surrounding greenery.

Externally, the property benefits from a private driveway leading to the detached garage, and a landscaped rear garden that is not overlooked, offering a high degree of privacy. A versatile patio area provides the perfect spot for outdoor dining or relaxing in peaceful surroundings.

Epsom Road is renowned for its quiet, residential atmosphere while remaining exceptionally well-connected via the A45, M1, and M6. Local amenities, picturesque countryside walks, and reputable schools are all conveniently nearby. It is a short walk to Bilton village and Rugby town centre is just a short drive away, offering an array of shops, eateries, and Rugby train station with direct links to London Euston in under an hour. This property truly offers a perfect blend of comfort, quality, and convenience in one of Rugby's most appealing neighbourhoods. Call immediately to view!

## IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting

£325,000

- NO UPWARD CHAIN
- CHALET BUNGALOW
- RENOVATED TO A HIGH STANDARD
- SPACIOUS GARDEN
- THREE BEDROOMS
- QUIET LOCATION
- DRIVEWAY & DETACHED GARAGE
- CALL NOW TO SECURE A VIEWING!

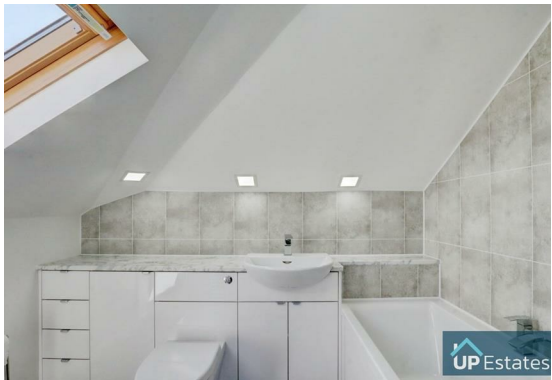
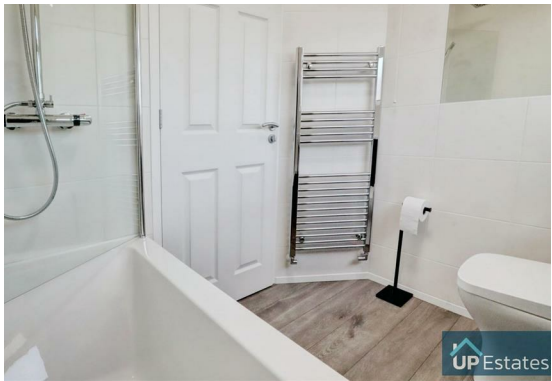




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Epsom Road, Rugby





All measurements are approximate and for display purposes only

## CONTACT

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