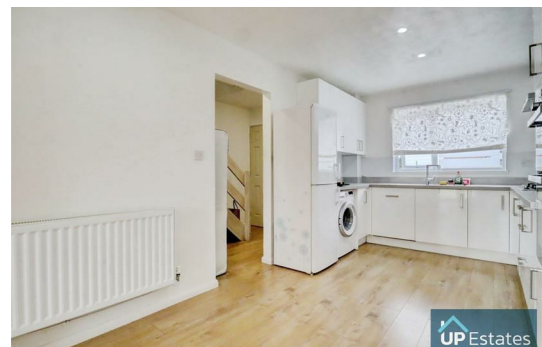




3 Bedroom House - Terraced
located on Selside, Rugby
Offers Over £210,000

UP Estates



NO UPWARD CHAIN - READY TO MOVE INTO - THREE BEDROOMS - SPACIOUS OPEN PLAN KITCHEN/LIVING/DINER - DRIVEWAY FOR TWO CARS

Situated in a well-established residential area to the north of Rugby town centre, 33 Selside is a spacious and well-presented three bedroom home, offered to the market with no upward chain and ready for immediate occupation. Ideal for families, first-time buyers, or investors alike, this property provides generous living space both inside and out.

At the heart of the home is a bright and contemporary open-plan kitchen/living/dining area, perfect for modern living and entertaining. Upstairs, there are three generously sized bedrooms and a well-maintained family bathroom. Outside, the property features a good-sized rear garden with a handy garden store, and a driveway providing off-road parking for two cars.

Located within walking distance of local schools, convenience shops, and green spaces, the home also benefits from excellent transport links. The nearby A426 and A4071 provide easy road access, and Rugby railway station—offering fast direct trains to London Euston—is just over a mile away. Selside is part of a quiet and friendly residential neighbourhood with a strong sense of community, making it a great place to settle.

A superb opportunity in a convenient and well-connected part of Rugby.

IMPORTANT NOTE TO PURCHASERS

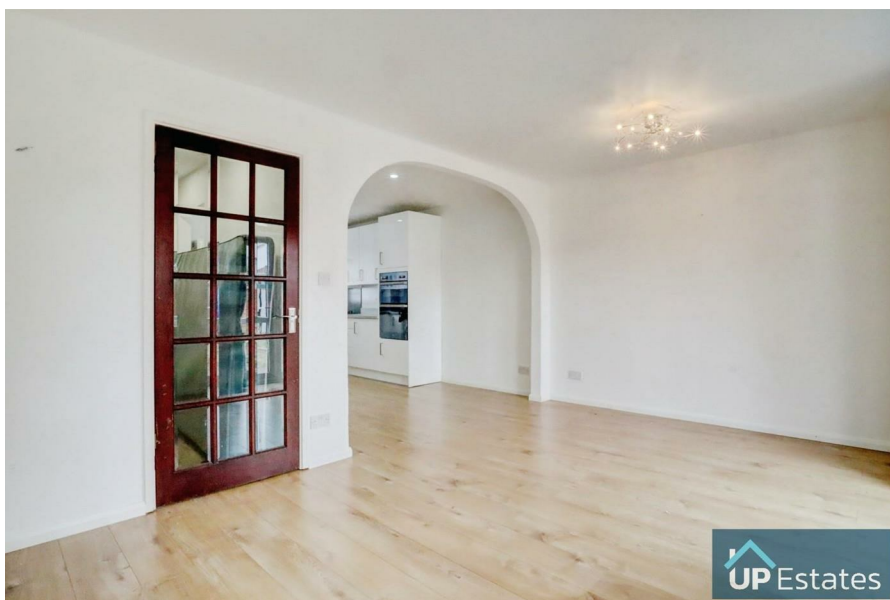
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

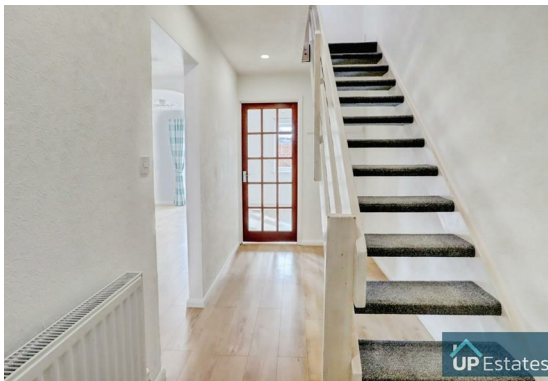
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

Offers Over £210,000

- NO UPWARD CHAIN
- THREE BEDROOMS
- READY TO MOVE INTO
- DRIVEWAY FOR TWO CARS
- OPEN PLAN KITCHEN/DINER/LIVING ROOM
- OUTSIDE STORE
- PERFECT FOR FIRST TIME BUYERS AND INVESTORS

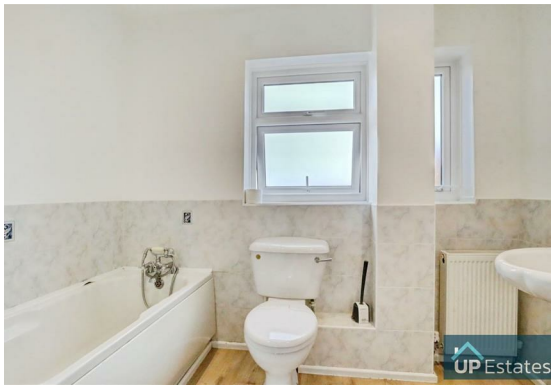
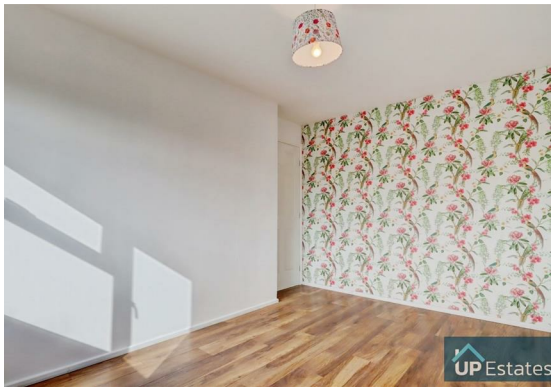




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.

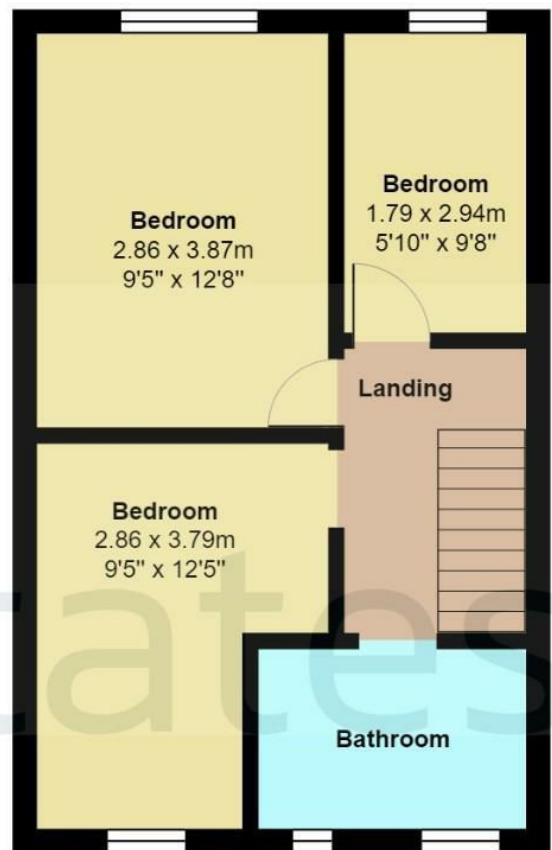
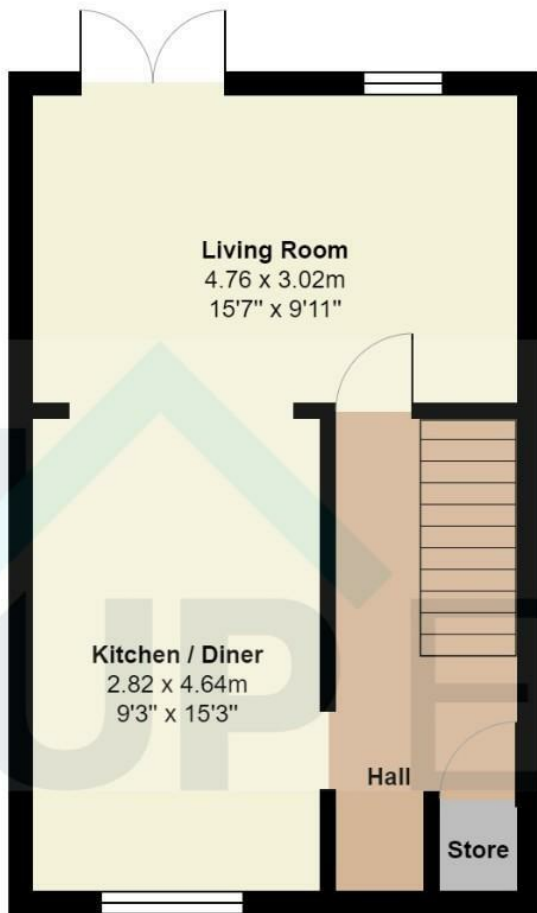
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Selside, Rugby





Total Area: 74.8 m² ... 805 ft²

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates