



Connells

Ruskin Close
RUGBY

Ruskin Close RUGBY CV22 5RU

for sale guide price
£260,000



Property Description

NO ONWARD CHAIN

Connells are pleased to market this spacious four bedroom family home on Ruskin Close in Rugby. In brief, comprises of; entrance hall, downstairs cloakroom, generous lounge, kitchen, dining room, conservatory, four bedrooms and a shower room. Externally, there is a lovely rear garden, driveway and a single detached garage. This is one not to be missed!

The property is situated in the highly sought after area of Hillside, Rugby which is within reasonable distance of the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

Don't miss out and call us today on 01788 579880 to arrange your exclusive deal on this must see property!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method

requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Of Property

To the front of the property there is a driveway and further parking down the side.

Entrance

The main entrance door is to the side of the property, and steps onto a welcoming entrance hall with stairs rising to the first floor landing.

Downstairs Cloakroom

With low level WC, wash hand basin and window to the side aspect.

Lounge

A spacious family lounge featuring two windows to the front aspect.

Kitchen

Featuring a range of wall and mount base units, with integrated appliances including a double oven, four ring gas hob, plus a sink & drain. There is also additional space for a fridge freezer, washing machine and a dish washer. Windows to the side and rear aspect.

Dining Room

Featuring a built in understairs storage cupboard, and sliding doors leading to the conservatory.

Conservatory

An extended rear conservatory featuring doors leading to the rear garden.

Landing

First floor landing with a built in airing cupboard with the water tank, and loft hatch providing loft access.

Bedroom One

Featuring space for a wardrobe and window to the rear aspect.

Bedroom Two

Featuring space for a wardrobe and window to the front aspect.

Bedroom Three

Featuring space for a wardrobe and window to the rear aspect.

Bedroom Four

Featuring space for a wardrobe and window to the front aspect.

Shower Room

With a walk in shower, low level WC, wash hand basin and two frosted windows to the side aspect.

Rear Of Property

A lovely rear garden laid to lawn with patio area.

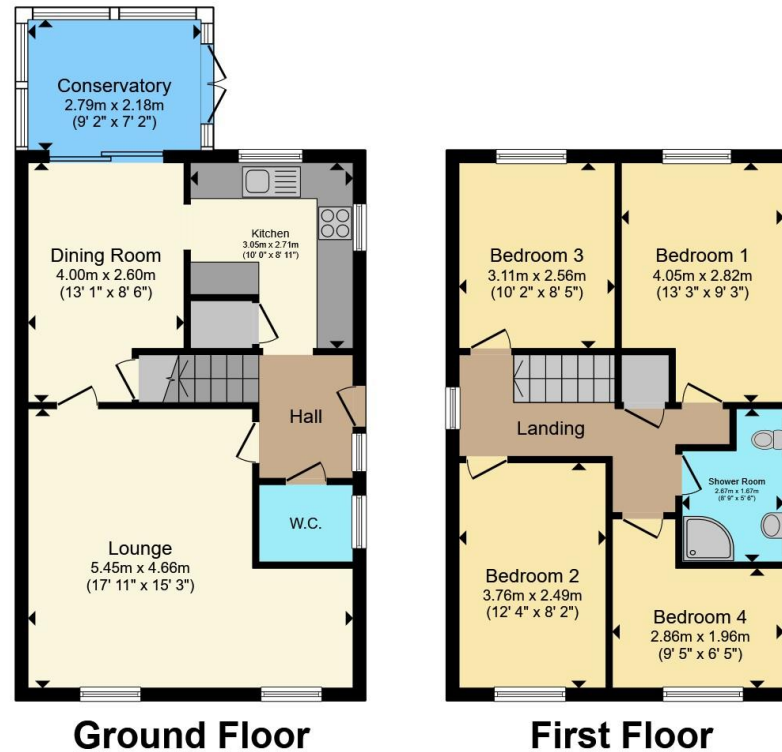
Garage

A single detached garage to the rear of the property.









Total floor area 101.6 m² (1,094 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108298



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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