





Property Description

**** CALLING FIRST TIME BUYERS****

This three bedroom Victorian terraced home offers the perfect opportunity for first time buyers, combining character features with practical modern living in a sought after location within Rugby, Warwickshire.

The accommodation comprises three well proportioned bedrooms, a family bathroom, and two spacious reception rooms, providing flexible living and dining space ideal for both relaxing and entertaining. To the rear, you'll find a private garden, perfect for outdoor entertaining, gardening enthusiasts, or family enjoyment. A standout feature is the rear access leading to private parking, offering convenient off-road parking a valuable asset for any homeowner.

Situated within easy reach of Rugby town centre and just a short distance from Rugby railway station, this property is particularly appealing for commuters, with direct rail links to London, Birmingham and beyond. Rugby is a thriving market town offering an excellent range of shops, restaurants, cafés, leisure facilities and well regarded schools. The area also benefits from attractive parks, nearby countryside walks and excellent road links via the M1, M6 and A5.

Early viewing is highly recommended. Call 01788 579880 to arrange your viewing today.

Entrance Hall

Laminate Flooring

Lounge

To front of the property, bay window.

Dining Room

Wooden floor, gas fire, large downstairs storage.

Kitchen/Diner

Tiled floor, selection of base units, gas cooker, windows to side.

Bathroom

To rear of property, privacy window, w/c, bath & shower.

Landing

Bedroom One

To front of property, carpeted.

Bedroom Two

Room to rear of the property, carpeted.

Bedroom Three

To rear of property.

Garden

Concrete garden.

Parking

To rear private road parking.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 98.4 m² (1,060 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



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: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108191



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.

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