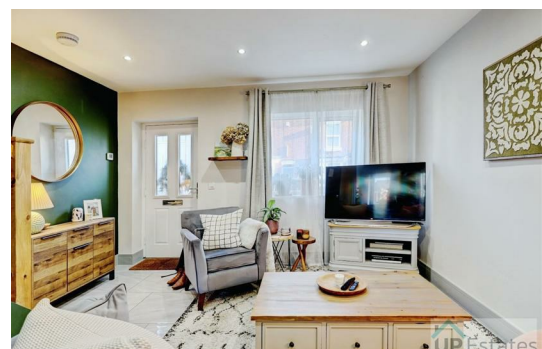
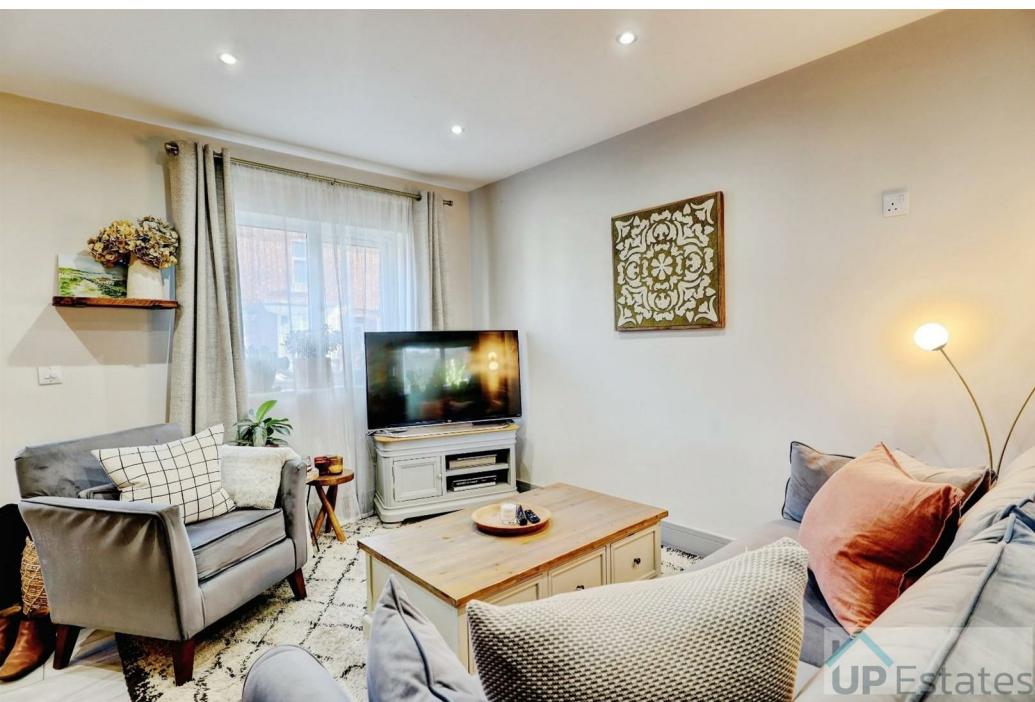




2 Bedroom House - Semi-Detached
located on Rokeby Street, Rugby
£240,000

 **UP Estates**



STUNNING TWO-BEDROOM SEMI-DETACHED HOME |
WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION
| TURN-KEY PROPERTY | ALLOCATED PARKING

Located just off Clifton Road and within close proximity to Rugby town centre, this beautifully presented two-bedroom semi-detached home offers stylish, modern living and is truly ready to move straight into. Rugby Train Station is within walking distance, making this an ideal home for commuters, professionals, or downsizers.

The ground floor features a bright and contemporary open-plan lounge, kitchen and dining area, finished with a fully fitted modern kitchen and a rear door leading out to a low-maintenance courtyard garden. The layout is perfect for both everyday living and entertaining.

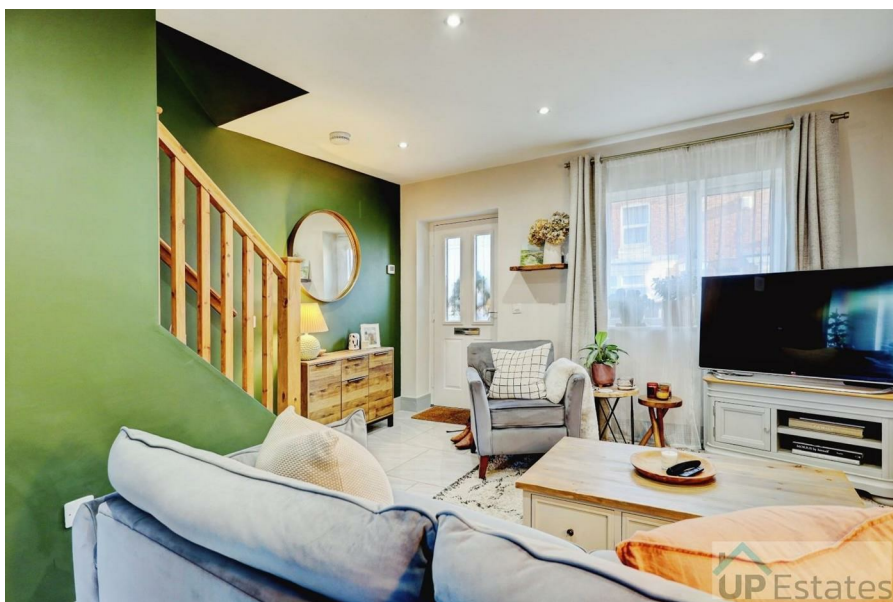
Upstairs, there are two spacious double bedrooms and a stunning modern family bathroom, finished to a high standard.

The property further benefits from UPVC double glazing, electric underfloor heating, solid oak internal doors, and tasteful, contemporary décor throughout, creating a sleek and comfortable living environment.

Externally, the home enjoys a private courtyard garden, an allocated parking space to the front, and an additional small garden area. This is a rare opportunity to purchase a high-quality, low-maintenance home in a highly convenient location.

£240,000

- STUNNING TWO-BEDROOM SEMI-DETACHED HOME
- TRUE TURN-KEY PROPERTY
- WALKING DISTANCE TO RUGBY TOWN CENTRE
- CLOSE TO RUGBY TRAIN STATION
- MODERN OPEN-PLAN LOUNGE/KITCHEN/DINER
- FULLY FITTED CONTEMPORARY KITCHEN
- TWO SPACIOUS DOUBLE BEDROOMS
- STYLISH MODERN FAMILY BATHROOM
- ELECTRIC UNDERFLOOR HEATING
- ALLOCATED PARKING SPACE





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

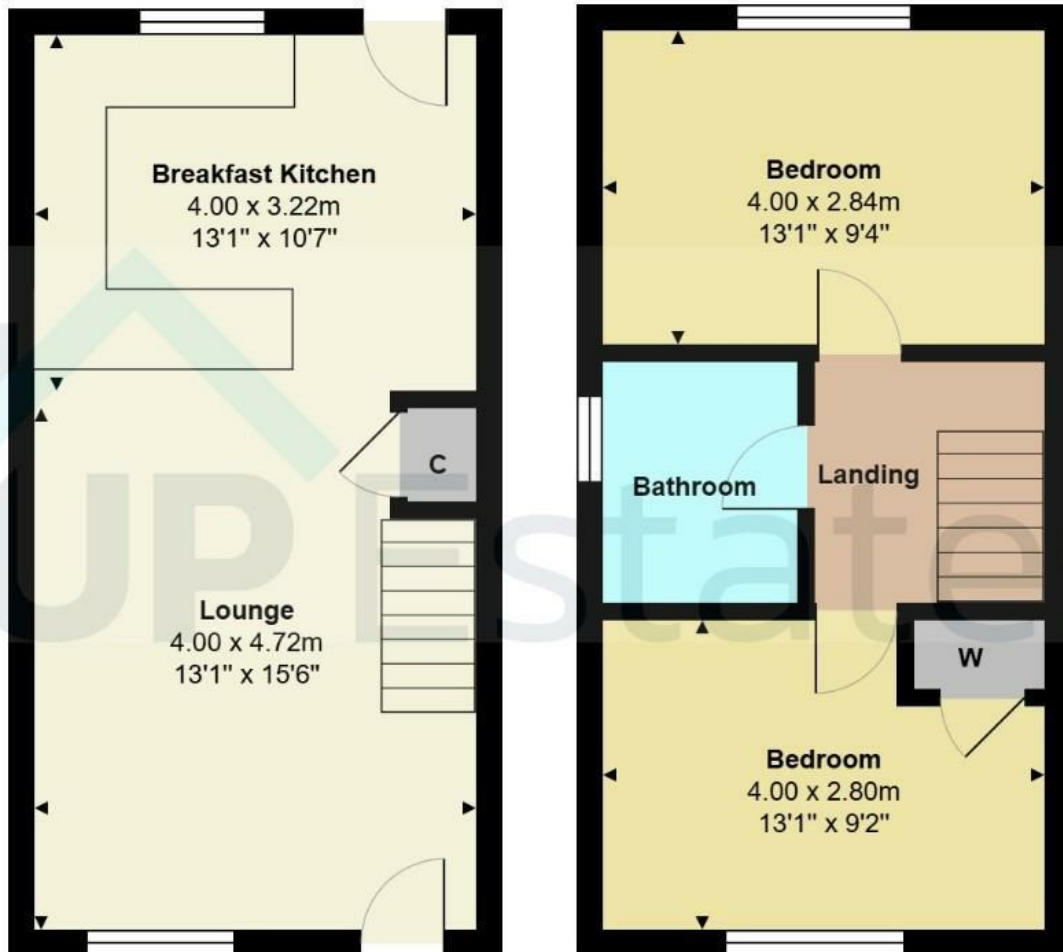
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Rokeby Street, Rugby





Total Area: 65.0 m² ... 699 ft²

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates