



3 Bedroom House - Terraced
located on Sywell Leys, Rugby
£275,000

UP Estates



THREE BEDROOM MID-TERRACED HOME | TWO
DOUBLE BEDROOMS | KITCHEN/DINER |
ENCLOSED REAR GARDEN | GARAGE EN BLOC

Situated in a popular residential area of Rugby, this well-proportioned three-bedroom mid-terraced home offers practical living accommodation throughout, making it an ideal purchase for first-time buyers, families or those looking to downsize.

The property welcomes you through an entrance porch leading into a spacious living room, offering plenty of room for comfortable seating and featuring a staircase to the first floor. To the rear is a separate kitchen/diner, providing a practical space for cooking and dining, with direct access to the rear garden.

To the first floor are two well-proportioned double bedrooms, one benefiting from built-in wardrobe storage, alongside a further single bedroom which would make an ideal nursery, home office or child's bedroom. Completing the first floor accommodation is a family bathroom.

Externally, the property benefits from an enclosed rear garden with a combination of lawn and paved patio, ideal for outdoor seating and entertaining. To the front is a block-paved frontage, while a separate garage en bloc provides additional parking or useful storage.

Sywell Leys is conveniently positioned for local schools, shops and everyday amenities, with Rugby town centre offering a wider range of shopping, dining and leisure facilities. Rugby railway station provides mainline connections to London and Birmingham, while the surrounding road network offers access to the A45 and M6.

£275,000

- THREE BEDROOM MID-TERRACED HOME
- TWO WELL-PROPORTIONED DOUBLE BEDROOMS
- FURTHER SINGLE BEDROOM OR HOME OFFICE
- SPACIOUS LIVING ROOM
- SEPARATE KITCHEN/DINER
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- BLOCK-PAVED FRONTAGE
- GARAGE EN BLOC
- CONVENIENT LOCATION FOR LOCAL AMENITIES



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.



Sywell Leys, Rugby



All measurements are approximate and for display purposes only

CONTACT

41 Regent Street
Rugby
CV21 2PE

E: rugby@upestates.co.uk
T: 01788 729922

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