



Connells

Seathwaite
Rugby



Property Description

Connells are pleased to bring to market this delightful and deceptively spacious, three bedroom family home on Seathwaite in the heart of Rugby. This renovated home is move in ready, and makes a perfect first time buy or even investment opportunity. In brief, this lovely residence comprises of; entrance, generous lounge, modern open plan kitchen/diner, rear extended conservatory, three bedrooms and a bathroom. Externally, there is a front and rear garden, garage, plus off road allocated parking.

The property is situated in the popular area of Brownsover on Seathwaite, which boasts a host of local amenities including a pharmacy, GP surgery, Community Centre, Tesco Express, Post Office, Chinese takeaway and the renowned Brownsover Fish Bar. Within walking distance of the property is Boughton Leigh Junior and Infant School, both of which are rated 'good' by Ofsted.

Seathwaite is also just a short drive to the Elliot's Field Retail Park and the Junction One retail park. It is also a short drive to Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

The property offers excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston in under 50 minutes.

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

Approach

To the front of the property there is a generous front garden laid to lawn, parking for approximately two vehicles, plus access to the single garage.

Entrance

A welcoming entrance area through the main entrance, with dual stairs leading to either the kitchen/diner, or the first floor for the bedrooms.

Lounge

Generous family lounge featuring a built in storage cupboard and window to the rear aspect.

Kitchen/Diner

A modern open plan kitchen/diner with integrated appliances including; an oven, electric hob and extractor fan, dish washer, and sink & drain. Plus additional appliance space for a fridge freezer. There is also a breakfast bar, space for a dining table, door leading to the rear conservatory, and windows to the front and rear aspect allowing for plenty of natural day light.

Conservatory

A rear extended conservatory featuring space for a washing machine and tumble dryer, and doors leading to the rear garden.

Landing

First floor landing with a window to the front aspect, built in airing cupboard, and loft hatch providing loft access.

Bedroom One

Master bedroom featuring built in storage units and window to the rear aspect.

Bedroom Two

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

Bedroom Three

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

Bathroom

Family bathroom with a built in bath, wash hand basin, heated towel rail and frosted window to the front aspect.

Wc

There is a separate WC with a low level toilet, wash hand basin and frosted window to the front aspect.

Rear Of Property

A low maintenance rear garden with decking area and artificial grass.

Garage

Single garage at the front of the property with an up & over door.

Parking

The property has allocated off road parking to the front for approximately two vehicles.

Agents Notes

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 105.6 m² (1,137 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/RBY108314



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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