



Connells

Hoskyn Close
Rugby



Property Description

CALLING ALL FIRST TIME BUYERS

Connells are pleased to bring to market the opportunity to acquire this well presented and deceptively spacious, three bedroom home, located on Hoskyn Close in the highly desirable area of Hillmorton, Rugby. In brief, this fantastic property comprises of; front porch/entrance, generous lounge and dining room, kitchen, three bedrooms and a family bathroom. There is also a good size rear garden, an integrated single garage, plus allocated off road parking to the front for approximately two vehicles. This property also benefits from gas central heating.

The property is also a short drive away from 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. It is also within walking distance to local shops, amenities and parks. Hoskyn Close falls within the catchment area of good selection of primary and secondary schooling throughout Rugby, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for easy commuter 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 viewing on this must see home!

Front Of Property

The property is positioned well set back from the road. To the front of the property there is allocated off road parking for approximately two vehicles. The main entrance door leads onto;

Front Porch

A welcoming front porch/entrance space with a door leading onto;

Lounge

A spacious family lounge featuring a fireplace and window to the front aspect. There is an archway leading onto;

Dining Room

An extended additional reception space ideal for a dining room, home office and more, featuring sliding doors which lead to the rear garden.

Kitchen

Featuring a range of wall and mount base units, with integrated appliances including an oven, four gas hob and extractor fan, plus additional appliance space for a dish washer and washing machine. There is also storage cupboards and space for a freezer.

Integrated Garage

An integrated garage with an up and over door which has potential to be converted into an additional reception space.

Landing

First floor landing with a built in airing cupboard holding the combi boiler.

Bedroom One

Spacious master bedroom featuring a built in storage cupboard, space for a wardrobe and window to the front 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 front aspect.

Bathroom

Family bathroom with a built in bath and shower over, low level WC, sink, heated towel rail and frosted window to the rear aspect.

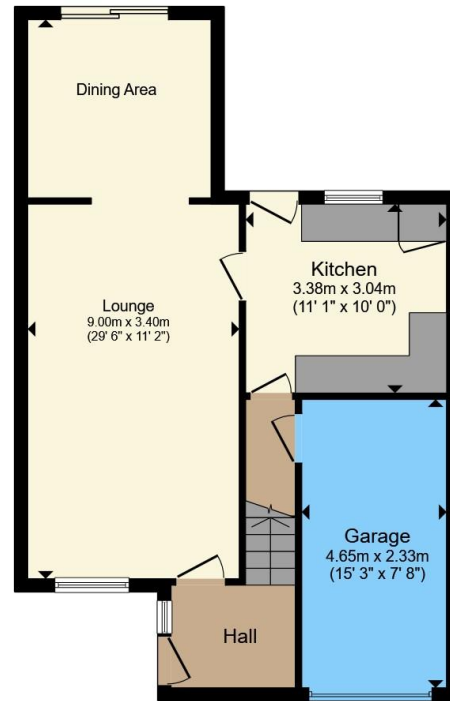
Rear Of Property

A low maintenance, secluded rear garden with patio area, decking, fencing and a storage shed.

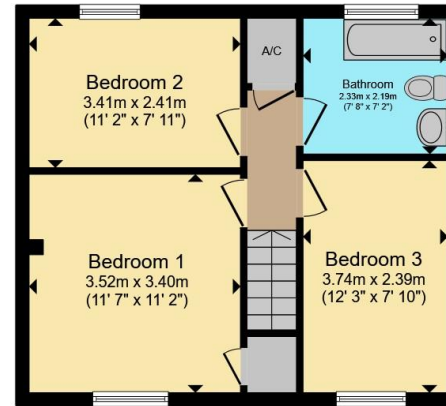








Ground Floor



First Floor

Total floor area 97.7 m² (1,052 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/RBY108093



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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