



**Connells**

Coltsfoot Close  
RUGBY



# Coltsfoot Close RUGBY CV23 0FE

for sale offers in excess of  
**£250,000**



## Property Description

\*\*\*CALLING ALL FIRST TIME BUYERS\*\*\*

Council tax band: C

EPC rating: C

Connells are proud to market this deceptively spacious and well presented, two bedroom home on Coltsfoot Close in Coton Park, Rugby. Coltsfoot Close in brief comprises of; entrance, lounge, downstairs WC, open plan kitchen/diner, two generous bedrooms and main bathroom. Externally, there is a low maintenance rear garden, allocated off parking plus a single garage to the rear. This property also benefits from gas central heating, double glazing, and is in a move-in ready condition throughout.

Coton Park is North of 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. Coton Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

\*\*\*Please note: this property will be staircased to 100% ownership once sold\*\*\*

## Entrance

A welcoming entrance with stairs rising to the first floor landing and door onto;

## Lounge

Generous lounge featuring windows to the front and side aspect.

## Kitchen/Diner

A modern open plan kitchen/diner featuring a range of wall and mount base units, sink & drain, integrated oven with four gas hob and extractor fan, plus additional space for a fridge freezer and washing machine. There is also a generous understair storage cupboard. Window to the rear aspect.

## Downstairs Cloakroom

Low level WC and sink. Outside of the cloakroom is a door leading to the rear garden.

## Landing

First floor landing with loft hatch providing loft access and doors to the upstairs rooms.

## Bedroom One

Featuring space for wardrobe, built in storage cupboard and window to the rear aspect.

## Bedroom Two

Featuring built in storage cupboard and two windows to the front aspect.

## Bathroom

Main bathroom with built in bath and shower over, low level WC, wash hand basin and

frosted window to the side aspect.

## Rear Garden

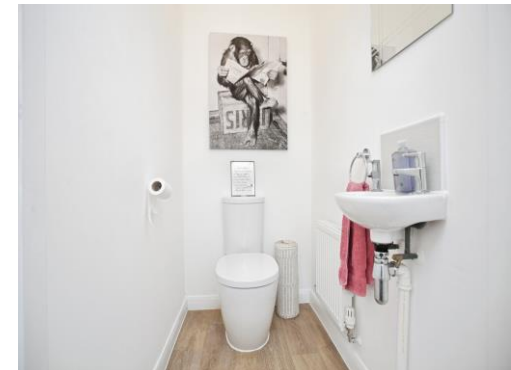
Rear garden laid to lawn with patio area and side accessibility.

## Parking

This property comes with allocated off road parking to the rear.

## Garage

Single garage to the rear with an up & over door and light & power. Please note, the garage sits under a coach house to the rear within close proximity to Coltsfoot Close.

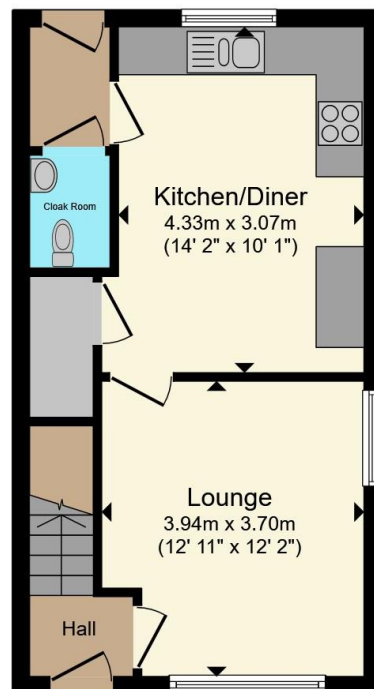




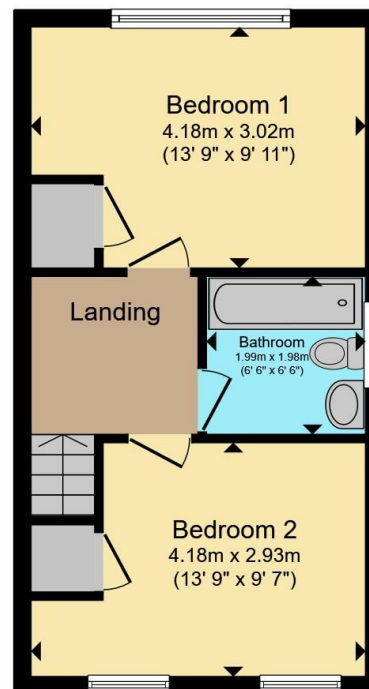




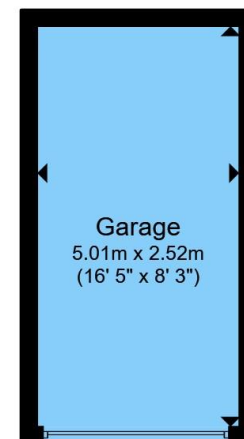




**Ground Floor**



**First Floor**



**Garage**

Total floor area 80.6 m<sup>2</sup> (867 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
RUGBY CV21 2PE

EPC Rating: C

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY107865](http://connells.co.uk/Property/RBY107865)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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