



Connells

Overbecks Close
RUGBY



Property Description

A well-presented and modern three-storey townhouse, ideally located in the sought-after Bilton area of Rugby. This attractive home offers versatile and well-proportioned accommodation, perfectly suited for families and professionals alike.

The accommodation briefly comprises a welcoming entrance hall, a contemporary fitted kitchen, and a spacious lounge which flows seamlessly into a bright conservatory, creating an ideal space for both relaxing and entertaining. The property boasts four bedrooms, with the principal bedroom benefiting from an en-suite, complemented by a further shower room/bathroom to serve the remaining bedrooms.

To the front, the property enjoys a quiet pedestrian walkway with pleasant views over nearby open green space, offering a sense of privacy and tranquillity. To the rear is a well-maintained garden, along with access to a single garage and an allocated parking space.

Perfectly positioned just a short distance from Rugby Town Centre, residents can enjoy a vibrant mix of high street and independent shops, restaurants, bars, and coffee houses. Rugby railway station is easily accessible, providing direct services to Birmingham and London Euston in under an hour, making this an excellent choice for commuters. Further benefits include close proximity to Junction One and Elliott's Field Retail Parks, along with superb road links via the M1, M6, A5, and A14 road networks.

Entrance Hall

Radiator. Door to WC, kitchen and lounge.
Stairs to first floor. Central heating thermostat.
Wooden Floor.

Guest W/C

Toilet, sink and window to front

Kitchen

Wood floor, Combi boiler, Upvc window to front aspect. Range of base and wall units, Double oven with microwave feature, Induction hob, space for Washing machine, Dishwasher and Fridge freezer.

Lounge

Upvc French doors and window to rear.
Access to Conservatory and Understair storage cupboard.

Conservatory

Upvc construction, Wall mounted electric heating, Double doors to side leading to garden.

First Floor Landing

Upvc window to front aspect. Storage cupboard and. Stairs to second floor. Doors to bedrooms two and three and bathroom.

Bathroom/. Shower Room

Large Shower cubicle, Heated towel rail, W/C and sink.

Bedroom 2

Upvc window to rear. Radiator, Carpet

Bedroom 3

Upvc window to front. Radiator, Laminate flooring

Second Floor Landing

Doors to Bedrooms one and four.

Bedroom 1

Two Upvc window to front aspect. Radiator, Carpet, Door to en-suite.

En-Suite

Upvc window to rear, Bath with shower over, W/C, Heated towel rail and sink and fitted cupboards

Bedroom 4

Upvc window to rear. Radiator. Loft access hatch. Wood flooring.

Rear Garden

Stepped garden enclosed by timber fencing to the sides and garage to the rear. There is a patio seating area at the top.

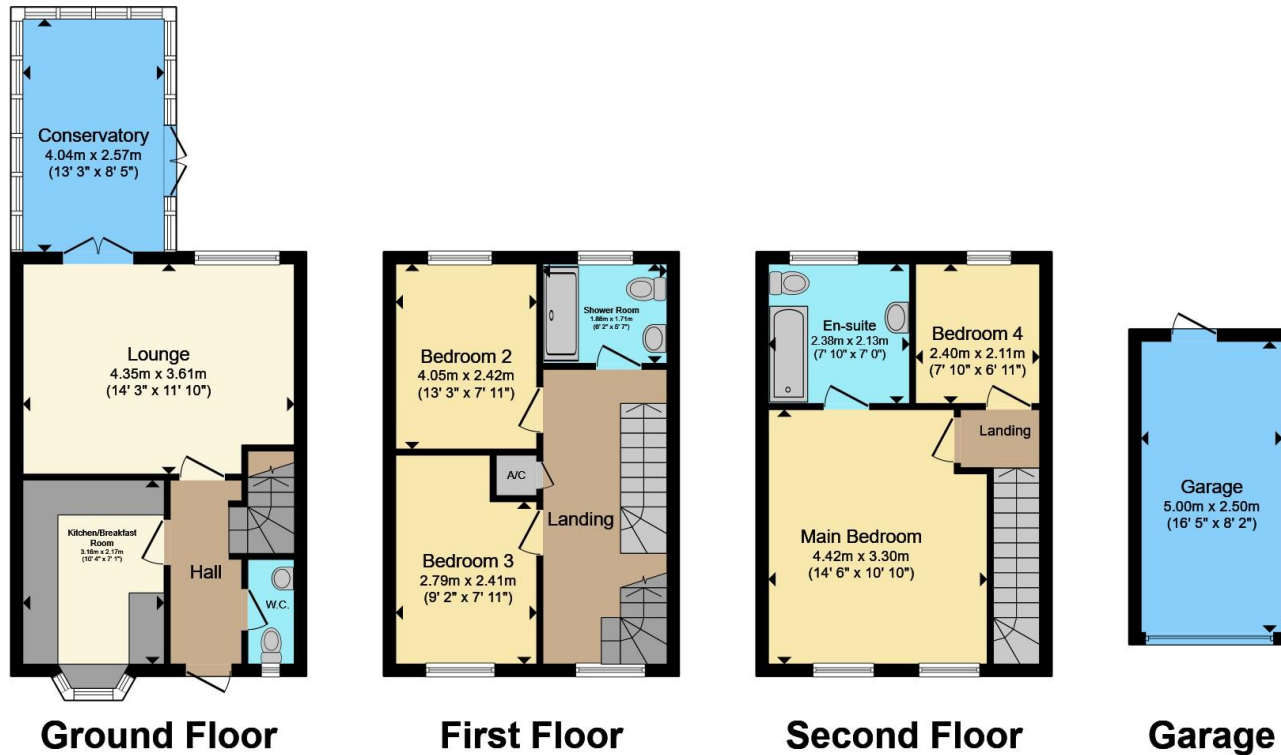
Garage

Power, Lighting and electric roller shutter door leading to parking space









Total floor area 118.5 m² (1,276 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

Connells

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25 Regent Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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