

Connells

Fenwick Drive
RUGBY

Fenwick Drive
RUGBY CV21 4PQ

for sale offers in the region of
£260,000







Property Description

WELL PRESENTED FAMILY HOME IN A HIGHLY DESIRABLE AREA

Connells are pleased to bring to market the opportunity to acquire this delightful three bedroom semi-detached home, situated in Hillmorton, Rugby on Fenwick Drive. This lovely residence is deceptively spacious move-in-ready, making a fantastic first time buy or family home. In brief, comprises of; entrance hall, lounge, kitchen, dining area, conservatory, three bedrooms, en suite to master plus a family bathroom. Externally, there is a driveway to the front and a generous rear garden. This property also benefits from gas central heating and double glazing.

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. Fenwick Drive 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 property!

Entrance

A welcoming entrance space with stairs rising to the first floor landing.

Lounge

Featuring a fireplace and a bay window to the front aspect with fitted shutter blinds.

Dining Area

Dining area off the kitchen, also making an additional versatile reception space.

Kitchen

Featuring a range of wall and mount base units, with integrated appliances including; oven, four gas hob and extractor fan, dish washer, washing machine and sink & drain. There is also additional space for a fridge freezer. Window to the rear aspect.

Bathroom

Ground floor bathroom with a built in bath and shower over, low level WC, wash hand basin and frosted window to the side aspect.

Landing

First floor landing with a window to the side aspect.

Conservatory

A rear extended conservatory/versatile receptions space with a door leading to the rear garden.

Bedroom One

Good size master bedroom featuring a bay window to the front aspect with fitted shutter blinds.

En Suite

En suite off the master bedroom with a walk in shower, low level WC and wash hand basin.

Bedroom Two

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

Bedroom Three

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

Rear Garden

A lovely well maintained rear garden laid to lawn with patio area and garden shed.

Parking

This property comes with off street 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.







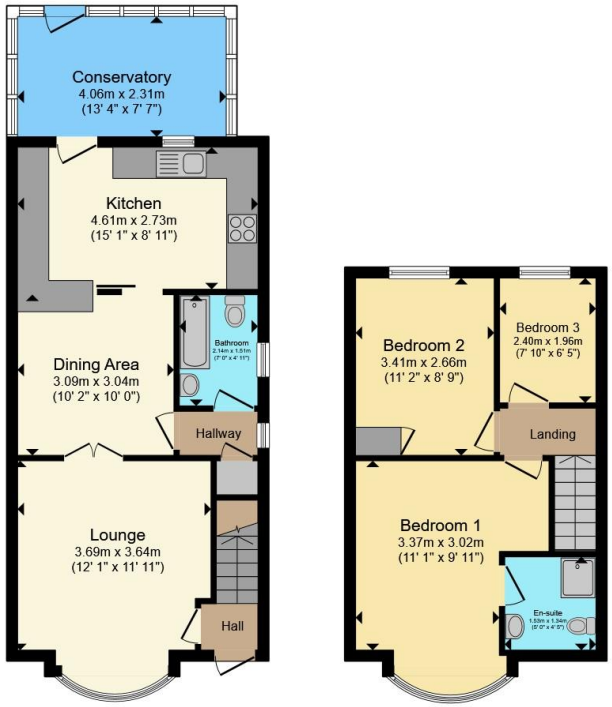





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Total floor area 90.7 m² (976 sq.ft.) approx

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

To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108195

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.