



Connells

Stephen Street
Rugby



Property Description

**** Walk to Town Centre or Station****

Step onto the property ladder or expand your portfolio with this characterful bay-fronted terrace, perfectly positioned for easy access to Rugby town centre and fast rail links to London Euston in under an hour.

Inside, you'll find bright, well-proportioned spaces designed for modern living. A welcoming hallway leads to a spacious front lounge, where the feature bay window floods the room with natural light—ideal for relaxing or hosting friends. A separate dining room adds flexibility, whether you want a social dining space, home workspace, or lounge extension. To the rear, a sleek, contemporary kitchen offers plenty of storage and worktop space, flowing into a useful utility area. A modern ground-floor bathroom completes the lower level.

Upstairs, there are three versatile bedrooms. Two generous doubles offer plenty of room for sharers, couples, or tenants, while the third bedroom is perfect as a home office, nursery, or dressing room—ideal for today's flexible lifestyles.

Outside, enjoy a low-maintenance rear garden with lawn and patio—perfect for summer BBQs, outdoor drinks, or simply unwinding after a long day.

The house is located within walking distance to town centre, cafes, bars & gyms

.Excellent commuter links by rail and road

(M1, M6, M45, A45)

Strong rental and investment appeal and ready-to-move-into with scope to add value.

A fantastic opportunity for first-time buyers and investors looking for a great location.

Entrance Hall

Laminate flooring and understairs cupboard

Lounge

To front. Grey laminate flooring, Gas fire and bay window.

Dining Room

Mid house. Grey laminate flooring, Window to rear and access to kitchen.

Kitchen

Window and door to side. Tiled floor. Selection of wall and base units. Boiler. Fitted appliances including

Bathroom

Ground Floor. Fully Tiled. Shower over bath, sink, toilet and heated towel rail.

Landing

Long landing with access to boarded loft space.

Bedroom 1

To front. Large window. Carpet.

Bedroom 2

Mid House. Window to rear. Carpet.

Bedroom 3

To Rear. Carpet. Overlooking garden.









Total floor area 106.3 m² (1,144 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: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108153



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