Connells

Aqua Place
Rugby

Aqua Place
Rugby CV21 1BY

for sale offers in the region of
£390,000

Property Description

NO ONWARD CHAIN

Connells are pleased to market this well presented four bedroom detached family home on Aqua Place in Rugby, Warwickshire. In brief, this superb home comprises of; entrance hall, downstairs cloakroom, generous lounge, dining room, open plan kitchen/diner, utility room, extended conservatory, integrated single garage, four bedrooms with en suite to master, and family bathroom. Externally, there is a low maintenance front and rear garden, plus a driveway to the front for approximately two to three vehicles. This property also benefits from gas central heating, an upgraded boiler, double glazing throughout, and is being sold with no onward chain.

Aqua Place is situated in an ideal location and further benefits from excellent easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes.

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

Front Of Property

Upon approach there is a small front lawn area with shrubs and trees, driveway, and the main entrance door leads onto;

Entrance

A welcoming entrance hall with stairs rising to the first floor landing and a built in understairs storage cupboard.

Downstairs Cloakroom

With low level WC, wash hand basin and window to the front aspect.

Lounge

Spacious family lounge featuring a gas fireplace and bay window to the front aspect.

Dining Room

Dining room/versatile second reception space. Featuring double doors to the conservatory.

Conservatory

Featuring doors to the rear garden.

Kitchen/Diner

An modern plan kitchen/diner featuring a range of wall and mount base units, integrated appliances include an oven, four ring gas hob, extractor fan and sink & drain. There is also additional space for a dish washer and fridge freezer. Window to the rear

aspect.

Utility Room

Featuring space for a washing machine and tumble dryer. Side door providing access to the rear garden.

Integrated Garage

A useful single integrated garage with light and power & an up and over door to the front. Potential to convert into an additional reception room.

Landing

First floor landing with a loft hatch providing loft access.

Bedroom One

Featuring a built in wardrobe and built in storage cupboard, plus windows to the side and front aspect.

En Suite

En suite off the master bedroom with a walk in shower, low level WC, wash hand basin, frosted window to the side aspect and fan.

Bedroom Two

Featuring a built in wardrobe and window to the rear aspect.

Bedroom Three

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

Bedroom Four

Featuring space for a wardrobe, storage eves and window to the front aspect.

Family Bathroom

With a built in bath and shower over, low level WC, wash hand basin, frosted window to the rear aspect and fan.

Rear Of Property

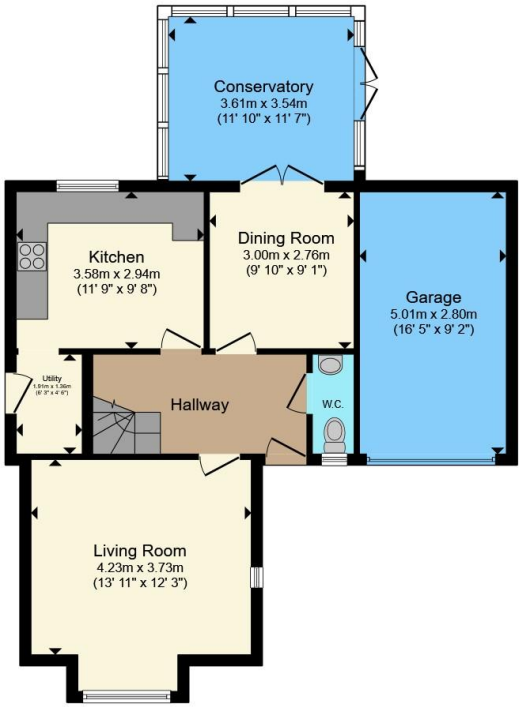
A mature rear garden with lawn and patio area, fencing and side accessibility.

Parking

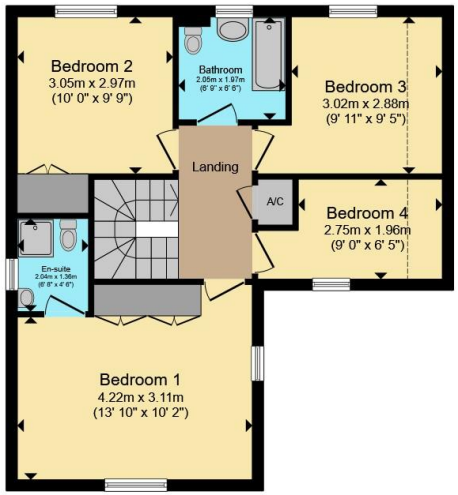
The property has a driveway to the front for approximately two to three vehicles.

Buyers Aml Fee

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.



Ground Floor



First Floor

Total floor area 133.8 m² (1,440 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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
RUGBY CV21 2PE

EPC Rating: C

Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107156

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.