

Connells

Lindale
RUGBY

Lindale
RUGBY CV21 1PH

for sale offers in the region of
£210,000







Property Description

Connells are pleased to bring to market this delightful and deceptively spacious, three bedroom mid terraced family home on Lindale in the heart of Rugby. This lovely home is move in ready, and makes a perfect first time buy or even investment opportunity. In brief, this lovely residence comprises of; entrance, lounge, modern kitchen/diner, three bedrooms and modern bathroom. Externally, there is a rear garden, plus allocated off road parking.

The property is situated in the popular area of Brownsover on Lindale, which holds a range of local amenities including a pharmacy, GP surgery, Community Centre, Tesco Express, Post Office, Chinese takeaway and the renowned Brownsover Fish Bar. Within walking distance of the property is Boughton Leigh Junior and Infant School, both of which are rated 'good' by Ofsted.

Seathwaite is also just a short drive to the Elliot's Field Retail Park and the Junction One retail park. It is also a short drive to 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.

The property offers excellent 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 in under 50 minutes.

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

Entrance

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

Lounge

Lounge off the kitchen featuring a door and window to the rear aspect.

Landing

First floor landing with two built in storage cupboards.

Kitchen

A modern upgraded kitchen featuring a range of wall and mount base units, built in oven, electric hob, and sink & drain. There is also additional space for a fridge freezer and washing machine. Window to the front aspect.

Bedroom One

Featuring a built in storage cupboard and window to the rear aspect.

Bedroom Two

Featuring a built in storage cupboard and window to the front aspect.

Bedroom Three

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

Bathroom

Family bathroom with a walk in shower, wash hand basin and frosted window to the front aspect. There is a separate room off the bathroom holding a low level WC.

Rear Garden

Rear garden laid to lawn with patio area.

Parking

This property comes with allocated off road parking to the front aspect.

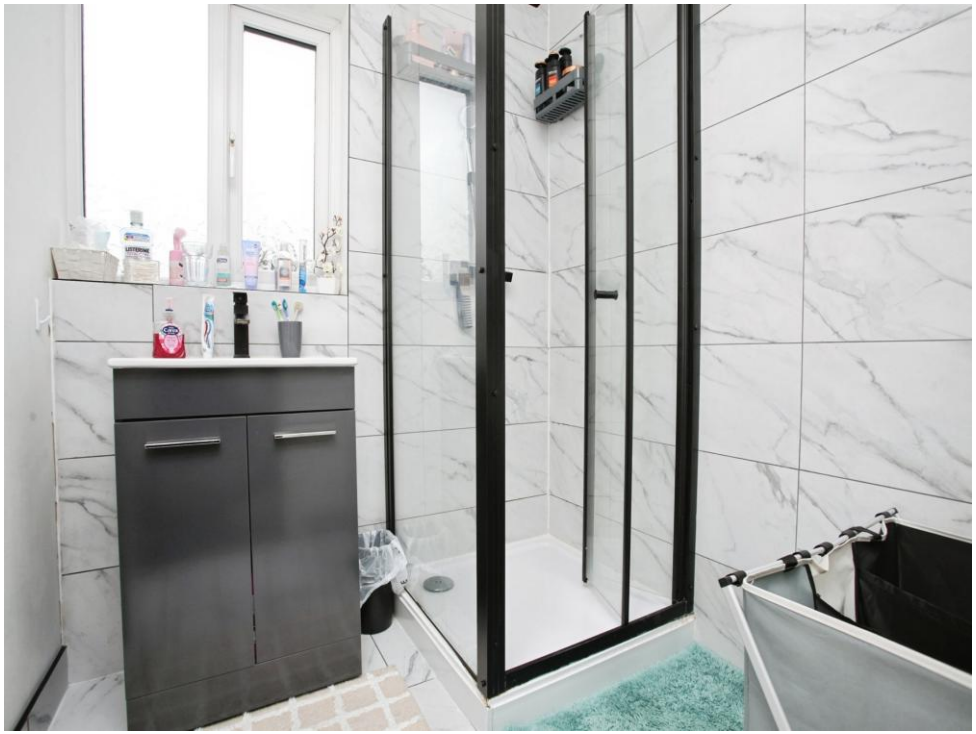
Buyers Aml Fee

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.







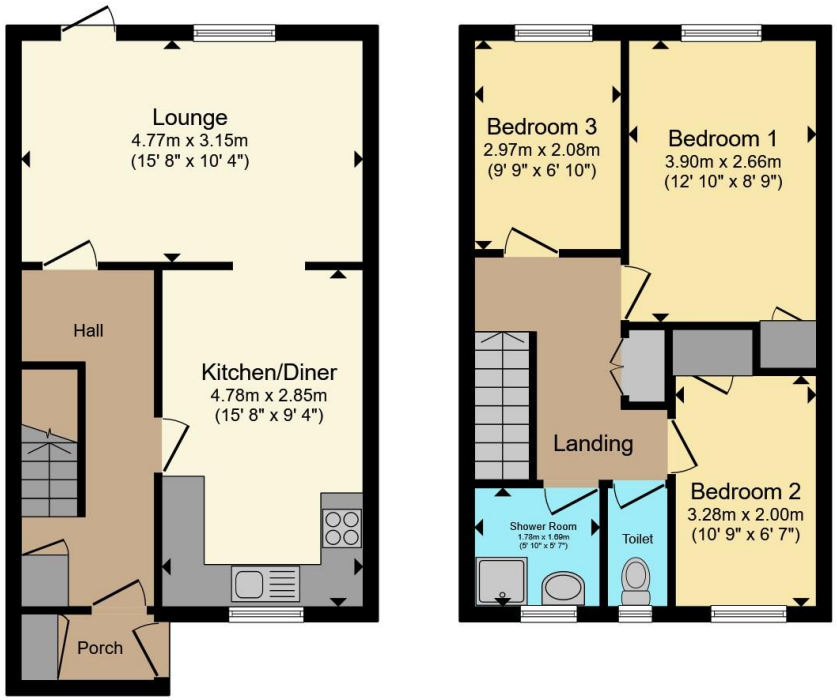





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Ground Floor **First Floor**

Total floor area 79.7 m² (858 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: C

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108338

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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.