





Property Description

****LARGER THAN AVERAGE TERRACE HOUSE****

Whether you're taking your first step onto the property ladder, searching for a spacious family home, or looking to add a strong-performing asset to your investment portfolio, this attractive bay-fronted terraced property offers an excellent opportunity in a highly convenient Rugby location.

Full of character and charm, the property combines traditional features with modern-day practicality, creating a home that is ready to move straight into while still offering potential for future enhancement. Positioned within easy reach of Rugby town centre, excellent local amenities and the mainline railway station, it is perfectly suited to commuters, professionals, first-time buyers and investors alike.

Upon entering, you are welcomed by a bright entrance hallway that sets the tone for the well-presented accommodation throughout. To the front of the property, the spacious lounge benefits from an attractive bay window that floods the room with natural light, creating a warm and inviting living space ideal for relaxing with family or entertaining guests. The separate dining room provides excellent versatility and could be used as a formal dining area, second reception room, home office or playroom, depending on individual needs.

Further Property Details

The first floor offers three well-proportioned bedrooms, providing flexible accommodation for a range of buyers. The two generous double bedrooms offer comfortable and spacious retreats, while the third bedroom is ideal as a nursery, dressing room, guest room or dedicated home office, catering perfectly to today's increasingly flexible lifestyles.

Externally, the property continues to impress with a low-maintenance rear garden featuring both lawn and patio areas. This private outdoor space is perfect for al fresco dining, summer barbecues, entertaining friends, or simply unwinding after a busy day.

One of the property's standout features is its superb location. Rugby town centre is within walking distance, providing an excellent selection of shops, supermarkets, cafés, restaurants, bars and leisure facilities, including gyms and recreational amenities. For commuters, Rugby Railway Station offers direct services to London Euston in under an hour, while the nearby M1, M6, M45 and A45 provide outstanding road connectivity across the Midlands and beyond.

Offering strong rental demand, excellent transport links and a highly desirable location, this property represents an attractive proposition for both owner-occupiers and investors. With well-balanced accommodation, outdoor space and scope to further add value over time, this is a fantastic opportunity not to be missed.

Early viewing is highly recommended to fully appreciate everything this charming home has to offer.

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. Units Including integrated dishwasher

Bathroom

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

Landing

Long landing with access to loft space.

Bedroom 1

To front. Large window. Carpet.

Bedroom 2

Mid House. Window to rear. Carpet.

Bedroom 3

To Rear. Carpet. Overlooking garden.

Landing

Long landing with access to loft space.

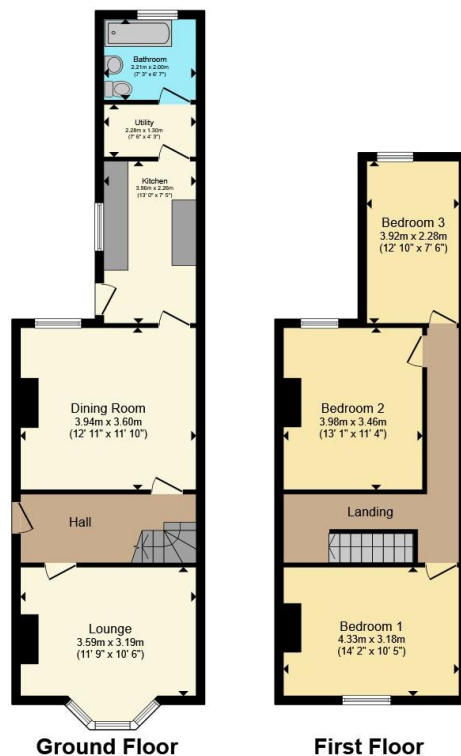
Buyer Aml Fee

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.









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

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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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