

Not for marketing purposes INTERNAL USE ONLY

Paradise Street
RUGBY

Paradise Street
RUGBY CV21 3SZ

for sale offers in excess of
£260,000







Property Description

IDEAL INVESTMENT OPPORTUNITY

Connells are pleased to bring to market this deceptively spacious and conveniently located property on Paradise Street in Rugby, Warwickshire. In brief, this property comprises versatile living accommodation across three floors; lounge, dining room, kitchen, utility area, four bedrooms, bathroom. Externally, there is a generous rear garden, plus on street parking to the front. This property also benefits from gas central heating and double glazing.

Paradise Street is located within walking distance of Rugby town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. The property is also just minutes away from the local park. There is a fantastic selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy 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!

Lounge

Featuring a bay window to the front aspect.

Dining Room

Featuring a built in understairs storage cupboard, fireplace, stairs rising to the first floor, and a window to the rear aspect.

Kitchen

Featuring a range of wall and mount base units, with integrated appliances including an oven with four ring gas hob, plus a sink & drain. There is additional appliance space for a fridge freezer, washing and machine. Window to the side aspect.

Utility Area

Off the kitchen there is a utility area with boiler, plus space for a tumble dryer.

Bathroom

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

Bedroom One

Featuring space for a wardrobe, loft hatch providing loft acces and window to the front aspect.

Bedroom Two

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

Bedroom Three

Featuring space for a wardrobe, loft hatch providing loft access, and window to the rear aspect.

Bedroom Four

Featuring a built in wardrobe and Velux window.

Rear Of Property

A generous rear garden laid to lawn with patio area and a shed. There is shared access.

Parking

This property comes with on street parking to the front via permit.

Agents Notes

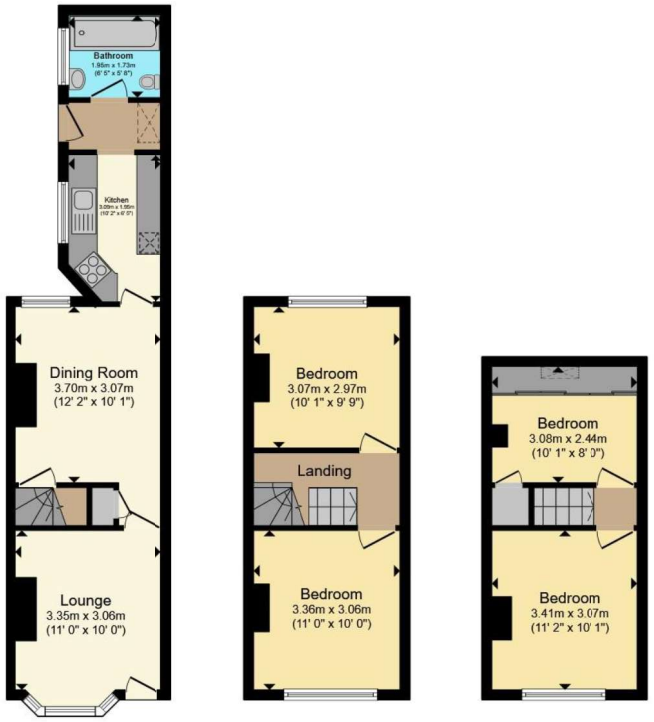
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 82.2 m² (884 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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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

The Property Ombudsman

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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.