



Winfield Street
RUGBY CV21 3SH

for sale offers over
£190,000



Property Description

CALLING ALL FIRST TIME BUYERS

Connells are delighted to present this well presented three bedroom, mid terraced home on Winfield Street in Rugby, Warwickshire. In brief, this property comprises of; spacious lounge & dining room, kitchen, bathroom and three good sized bedrooms. Externally, there is a low maintenance rear garden and on street parking to the front. This property also benefits from gas central heating and a recently upgraded boiler.

This delightful home is situated on one of Rugby's most desirable roads. It is also located within walking distance of the 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 57980 to arrange your exclusive viewing on this must see home!

Front Of Property

A welcoming approach where the main entrance door opens into a small porch, providing a practical and inviting introduction to the home.

Lounge/Dining Room

A generous open plan family lounge/dining room. The lounge area features a bay window to the front aspect. The dining area features stairs rising to the first floor landing, and access to the kitchen.

Kitchen

Featuring a range of wall and mount base units, a double, electric hob and extractor fan, plus space for a fridge freezer and washing machine. Window to the rear aspect.

Bathroom

With a built in bath and shower over, low level WC, sink and window to the side aspect.

Bedroom One

Spacious master bedroom featuring space for a wardrobe and window to the front aspect.

Bedroom Two

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

Bedroom Three

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

Rear Of Property

A well maintained rear garden laid to lawn with patio area and garden shed.

Parking

To the front of the property there is plenty on street parking available on a first come first served basis.

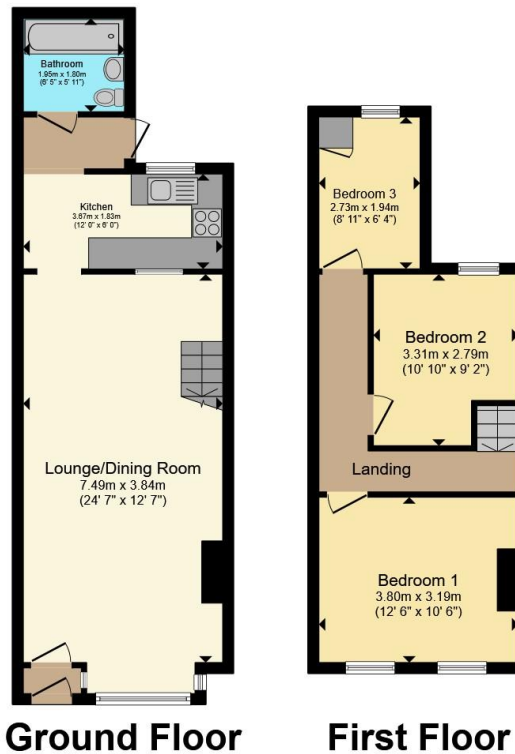
Buyer Aml Fee

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 78.7 m² (847 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: A

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108130



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RBY108130 - 0009