



3 Bedroom House - Semi-Detached
located on Fleet Crescent, Rugby
£260,000

 **UP Estates**



THREE BEDROOM SEMI-DETACHED HOME | NO UPWARD CHAIN | SINGLE GARAGE | SPACIOUS REAR GARDEN | EXCELLENT LOCATION

Situated in a popular residential location in Rugby, this three bedroom semi-detached home is offered with no upward chain and provides spacious and practical accommodation throughout. The property is within walking distance of Eastlands Primary School, close to local amenities and offers easy access to Rugby town centre. Rugby train station is approximately six minutes away, with plenty of nature walks also available nearby.

The ground floor comprises an entrance porch leading into a spacious hallway, with access to the long living room which benefits from a dining area to the rear, providing a versatile space for both everyday living and entertaining. The kitchen is positioned alongside the living room and is complemented by a separate utility room and downstairs WC.

Upstairs, the property benefits from two spacious double bedrooms alongside a well proportioned single bedroom. A family bathroom completes the first floor, with the bedrooms providing practical accommodation for families or those looking for additional space.

Externally, the property benefits from a spacious rear garden with four mature apple trees of different varieties including Cox's Orange Pippins, providing a good sized outdoor space. To the side of the property is a single garage with both front and rear access, while the front benefits from a driveway and front garden.

£260,000

- THREE BEDROOM SEMI DETACHED HOME
- NO UPWARD CHAIN
- TWO SPACIOUS DOUBLE BEDROOMS
- LONG LIVING ROOM WITH DINING AREA
- SEPARATE UTILITY ROOM
- DOWNSTAIRS WC
- SINGLE GARAGE WITH FRONT & REAR ACCESS
- SPACIOUS REAR GARDEN
- DRIVEWAY & FRONT GARDEN



IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested



by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Fleet Crescent, Rugby





Total Area: 100.5 m² ... 1082 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

41 Regent Street
Rugby
CV21 2PE

E: rugby@upestates.co.uk
T: 01788 729922

 **UP** Estates