



**Connells**

Rowland Street  
RUGBY



### Property Description

\*\*\*CALLING ALL FIRST TIME BUYERS\*\*\*

Connells are delighted to bring to market the opportunity to acquire this impressive two bedroom, mid terraced home on Rowland Street in Rugby. Rowland Street in brief comprises of; entrance hall, generous lounge, dining room, kitchen, two bedrooms and a family bathroom. Externally, there is a rear garden and on street parking available to the front. This property also benefits from gas central heating.

Rowland Street is conveniently located within walking distance of Rugby Town centre. The area is well served by a wide range of local shops and amenities, well regarded schooling, and excellent transport links to include regular bus routes, easy access to the M1/M6 and M45 motorways, and nearby Rugby train station, which operates mainline services to London Euston in approximately 48 minutes.



Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

## Entrance

A narrow entrance hall with stairs rising to the first floor landing.

## Lounge

25' 4" Maximum x 9' 8" Maximum ( 7.72m Maximum x 2.95m Maximum )

A spacious lounge with bay window to the front.

## Dining Room

11' 7" x 7' 10" ( 3.53m x 2.39m )

Featuring an understair storage cupboard and window to the side aspect.

## Kitchen

14' 10" x 8' 6" ( 4.52m x 2.59m )

Featuring a range of wall and mount base units, with integrated appliances including an oven with four gas hob and extractor fan. With additional appliance space for a fridge freezer, dish washer and washing machine. There is also a side door leading to the rear garden, plus windows to the side and rear aspect.

## Landing

First floor landing with a built in storage cupboard.

## Bedroom One

14' 9" x 11' 5" ( 4.50m x 3.48m )

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

## Bedroom Two

11' 5" x 9' 6" ( 3.48m x 2.90m )

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

## Bathroom

Family bathroom with a built in bath and shower over, low level WC, sink, built in storage cupboard and frosted window to the rear aspect.

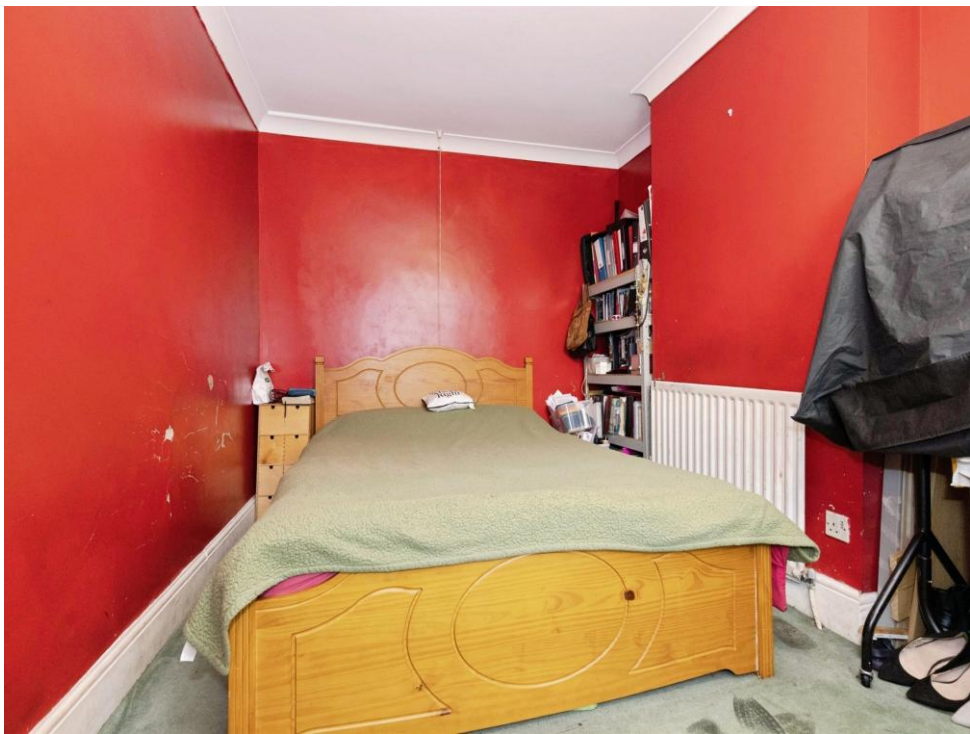
## Rear Of Property

Rear garden laid to lawn with patio area and side accessibility through a shared pathway,

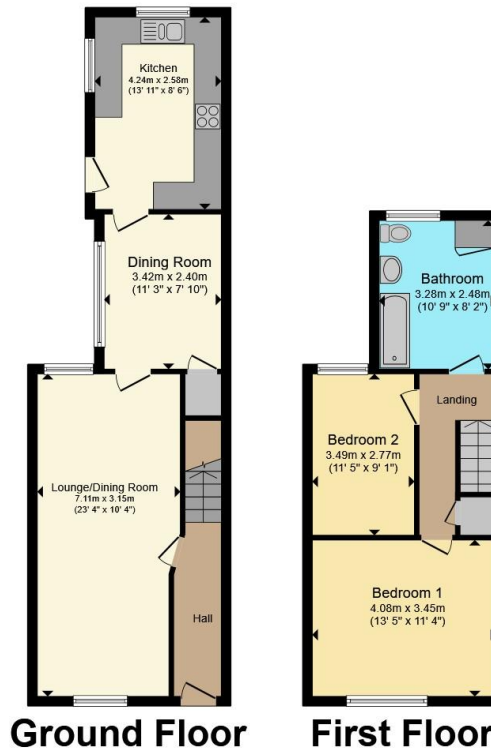
## Parking

This property has ample on street parking to the front on a first come first served basis.









Total floor area 87.5 m<sup>2</sup> (941 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107719](http://connells.co.uk/Property/RBY107719)**



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.

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