





Property Description

NO UPWARD CHAIN

Connells are pleased to bring to market this fantastic three bedroom, semi-detached home on Eastlands Road in Rugby. In brief, Eastlands Road comprises of; entrance hall, lounge with log burner, modern open plan kitchen/diner, three bedrooms and family bathroom. Externally, there is a lovely generous sized rear garden, single detached garage and off road parking for approximately three to four vehicles. This property also benefits from an upgraded boiler, gas central heating, and is well-presented throughout with a number of recent improvements.

Eastlands Road is situated on a quiet road between Rugby Town Centre and Hillmorton and conveniently located in the Ashlawn School catchment area. The property is also a short 5 minute drive away from 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 well positioned opposite Whinfield Park ideal for families. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well located for the commuter with easy access to major road networks, close to the M6/M1, plus 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 home!

Entrance

A welcoming hall with stairs rising to the first floor landing and a built in understairs storage cupboard.

Lounge

A cosy lounge with a new fitted log burner to enjoy, and bay window to the front aspect allowing for plenty of natural day light.

Kitchen/Diner

A modern open plan kitchen/diner featuring a breakfast island, sliding doors leading to the rear garden and window to the rear aspect. Built in appliances include an oven, gas hob and extractor fan, dish washer, washing machine and sink. There is also additional space for a fridge freezer.

Landing

First floor landing with a window to the side aspect.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

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

Rear Garden

A well maintained, generous sized rear garden laid to lawn with patio area and side accessibility. There is also a new garden shed.

Detached Garage

A single detached garage to the rear with an up and over door.

Parking

The property has plenty of parking space available, with a driveway to front plus additional off road parking to the side, allowing space for approximately three to four vehicles.

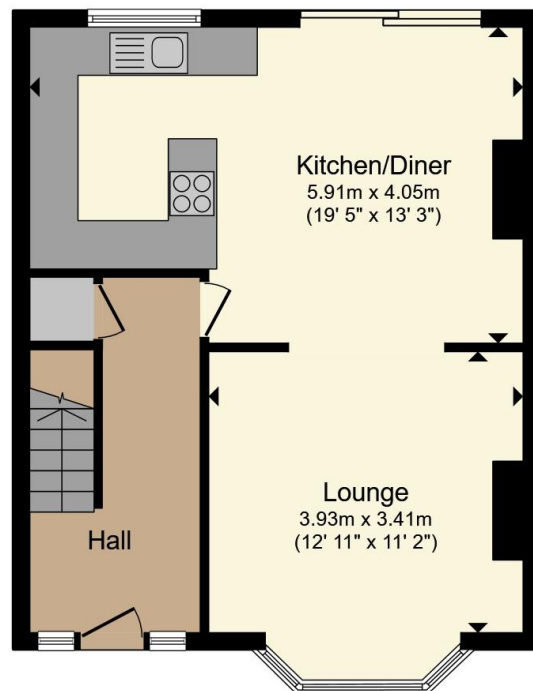
Buyers Aml Fee

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.

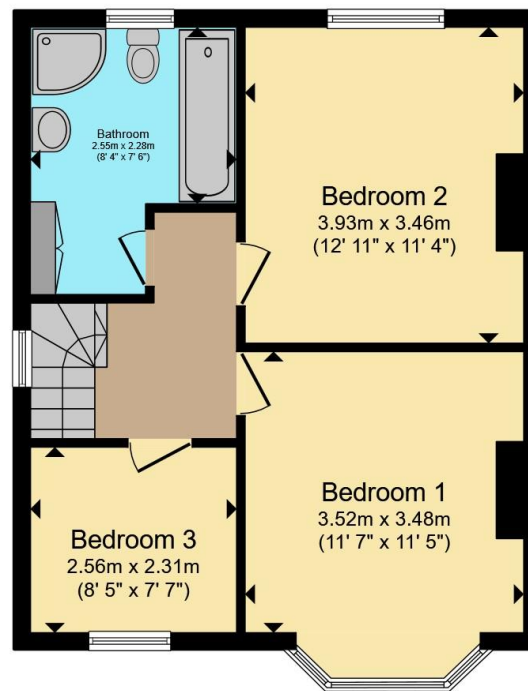








Ground Floor



First Floor

Total floor area 94.5 m² (1,017 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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25 Regent Street
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108245



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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