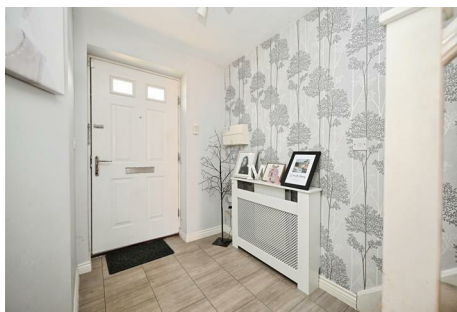




2 Nickleby Close , Rugby, CV21 1FT

This modern four-bedroom, three-storey townhouse offers spacious and versatile accommodation arranged over three floors, ideally positioned for commuters, families and professionals alike, and is offered for sale with NO ONWARD CHAIN.

Presented in good order throughout, the property benefits from a private driveway, enclosed rear garden, double glazing and gas central heating.

The ground floor opens with a welcoming entrance hall, leading to a modern fitted kitchen diner, convenient downstairs WC, and a comfortable lounge to the rear. French patio doors open directly onto the enclosed garden, which features both a patio seating area and lawn, providing an ideal space for relaxing and entertaining.

On the first floor is a spacious landing, bedrooms two and four, together with the family bathroom. The second floor provides further excellent accommodation, comprising bedroom

Guide price £320,000

2 Nickleby Close , Rugby, CV21 1FT



- Modern Four-Bedroom Three-Storey Townhouse
- Modern Fitted Kitchen Diner
- Family Bathroom, Additional Shower Room & Ground Floor WC
- Excellent Access To Local Shopping, Leisure Facilities, Well-Regarded Schools & M1/M6/A45
- Offered For Sale With No Onward Chain
- Spacious Lounge With French Doors Onto Rear Garden
- Enclosed Rear Garden With Patio & Lawned Areas
- Private Driveway Providing Off-Road Parking
- Principal Bedroom With En Suite Shower Room
- Approx. Five-Minute Walk To Rugby Railway Station - London Euston In Around 50 Minutes

Entrance Hall

Kitchen/Diner

10'8" x 9'6" (3.27 x 2.91)

Lounge

15'1" x 11'11" (4.62 x 3.64)

Bedroom One

11'8" x 10'10" (3.56 x 3.31)

En-Suite

10'10" x 2'9" (3.31 x 0.86)

Bedroom Two

15'1" x 10'10" (4.62 x 3.31)

Bathroom

8'0" x 5'11" (2.46 x 1.82)

Bedroom Three

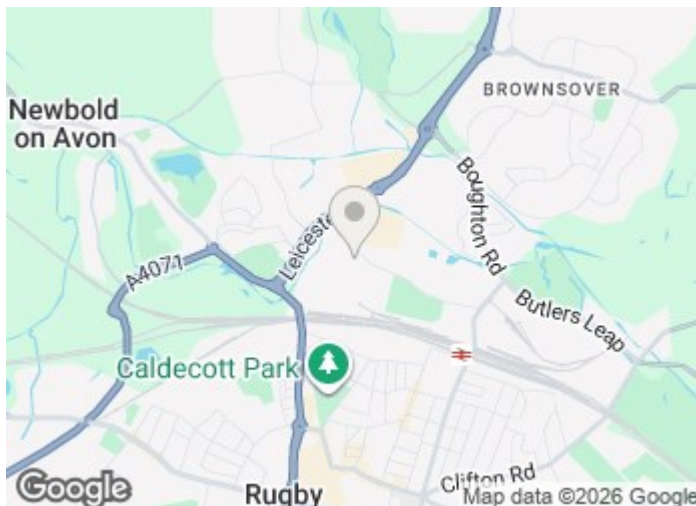
15'3" x 8'7" (4.67 x 2.64)

Shower Room

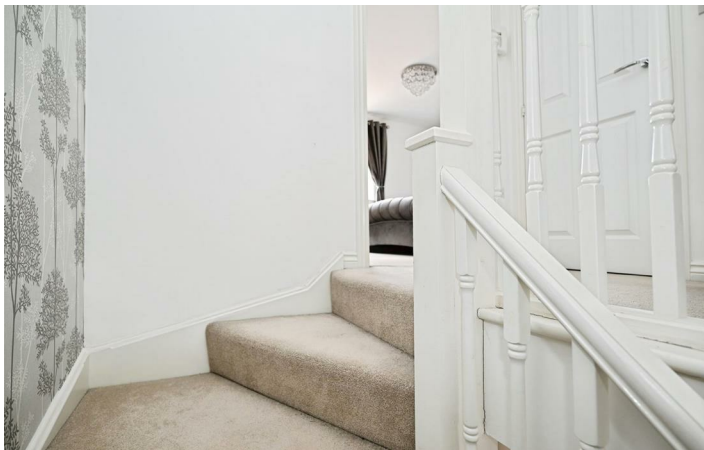
7'4" x 6'2" (2.26 x 1.89)

Bedroom Four

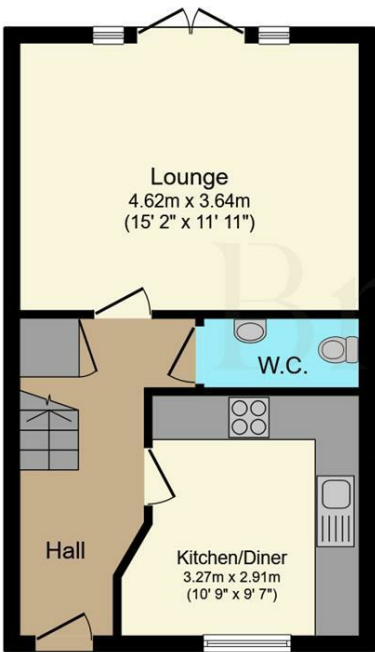
8'11" x 8'0" (2.72 x 2.46)



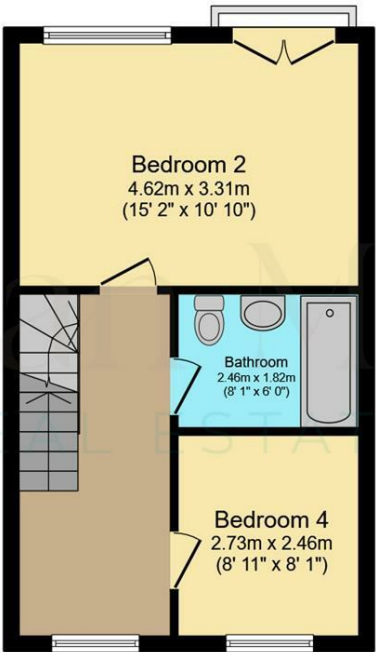
[Directions](#)



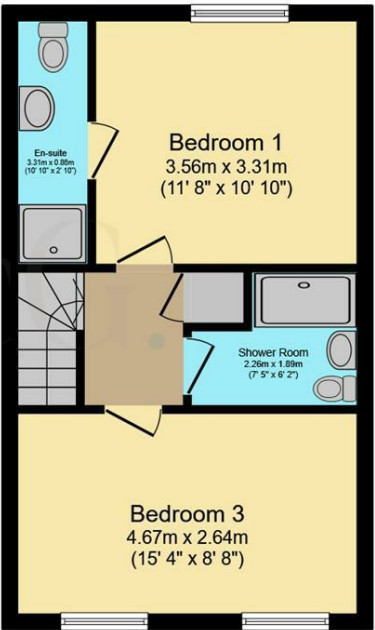
Floor Plan



Ground Floor



First Floor



Second Floor

Total floor area: 111.7 sq.m. (1,202 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

