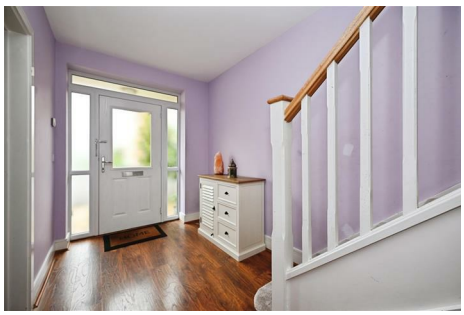








1 Parsons Close

, Rugby, CV21 1FJ

SPACE TO GROW. STYLE TO ENJOY. EXCEPTIONAL CONNECTIONS.

Combining beautifully presented interiors with outstanding everyday convenience, this four-bedroom semi-detached home offers generous family living just a two-minute stroll from Rugby Train Station.

Positioned just off Technology Drive, the property is perfectly placed for commuters, with fast, direct services to London Euston in under 50 minutes and easy access to the M6, M1 and M45.

Inside, high ceilings, large windows and abundant natural light create an immediate sense of space. A welcoming entrance hall with guest WC leads to a generous bay-fronted lounge —

Guide price £375,000

1 Parsons Close

, Rugby, CV21 1FJ

4 2 1 B

- Four-bedroom modern semi-detached family home
- Full-width fitted kitchen/diner with garden access
- Tandem driveway, EV charging point & single garage
- Walking distance to Elliot's Field & Junction One Retail Parks
- Fast rail links to London Euston in under 50 minutes
- High ceilings and large windows throughout
- Enclosed rear garden with raised decking patio area
- Spacious bay-fronted lounge filled with natural light
- Principal bedroom with en-suite shower room
- Just a two-minute walk to Rugby Train Station

Entrance Hall

17'3" x 6'5" (5.28 x 1.97)

Lounge

21'7" x 11'4" (6.60 x 3.47)

WC

5'5" x 2'3" (1.67 x 0.69)

Kitchen/Diner

18'8" x 12'4" (5.71 x 3.77)

Bedroom One

12'4" x 10'3" (3.76 x 3.14)

En-Suite

6'3" x 4'2" (1.93 x 1.28)

Bedroom Two

11'5" x 8'6" (3.50 x 2.60)

Bedroom Three

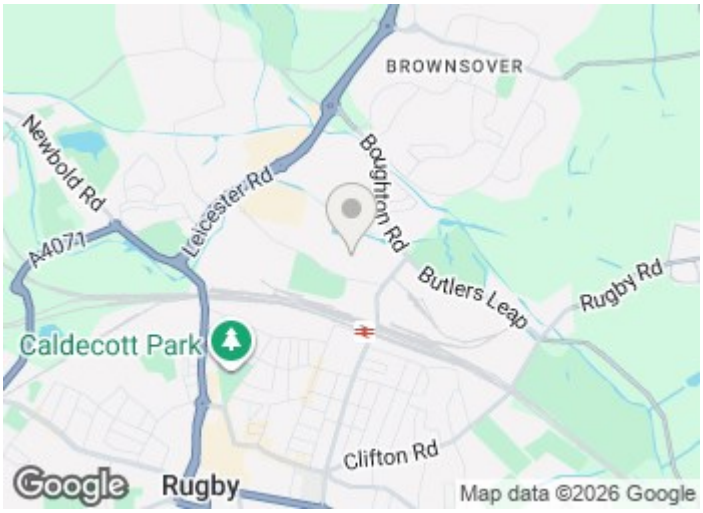
9'6" x 7'10" (2.90 x 2.40)

Bedroom Four

7'8" x 7'7" (2.35 x 2.33)

Family Bathroom

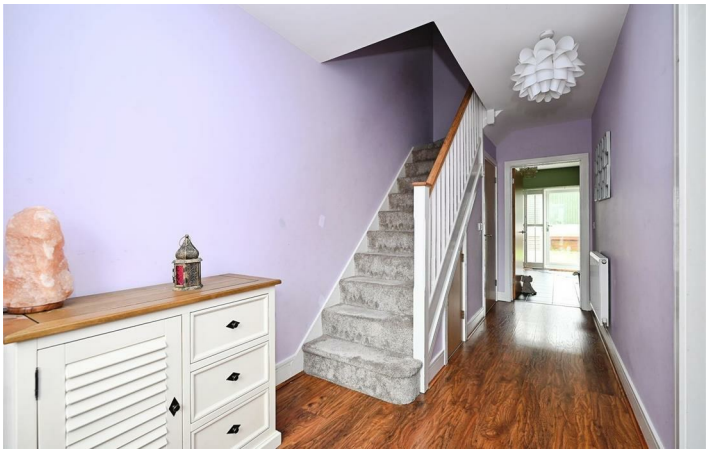
6'9" x 6'4" (2.08 x 1.95)



Directions









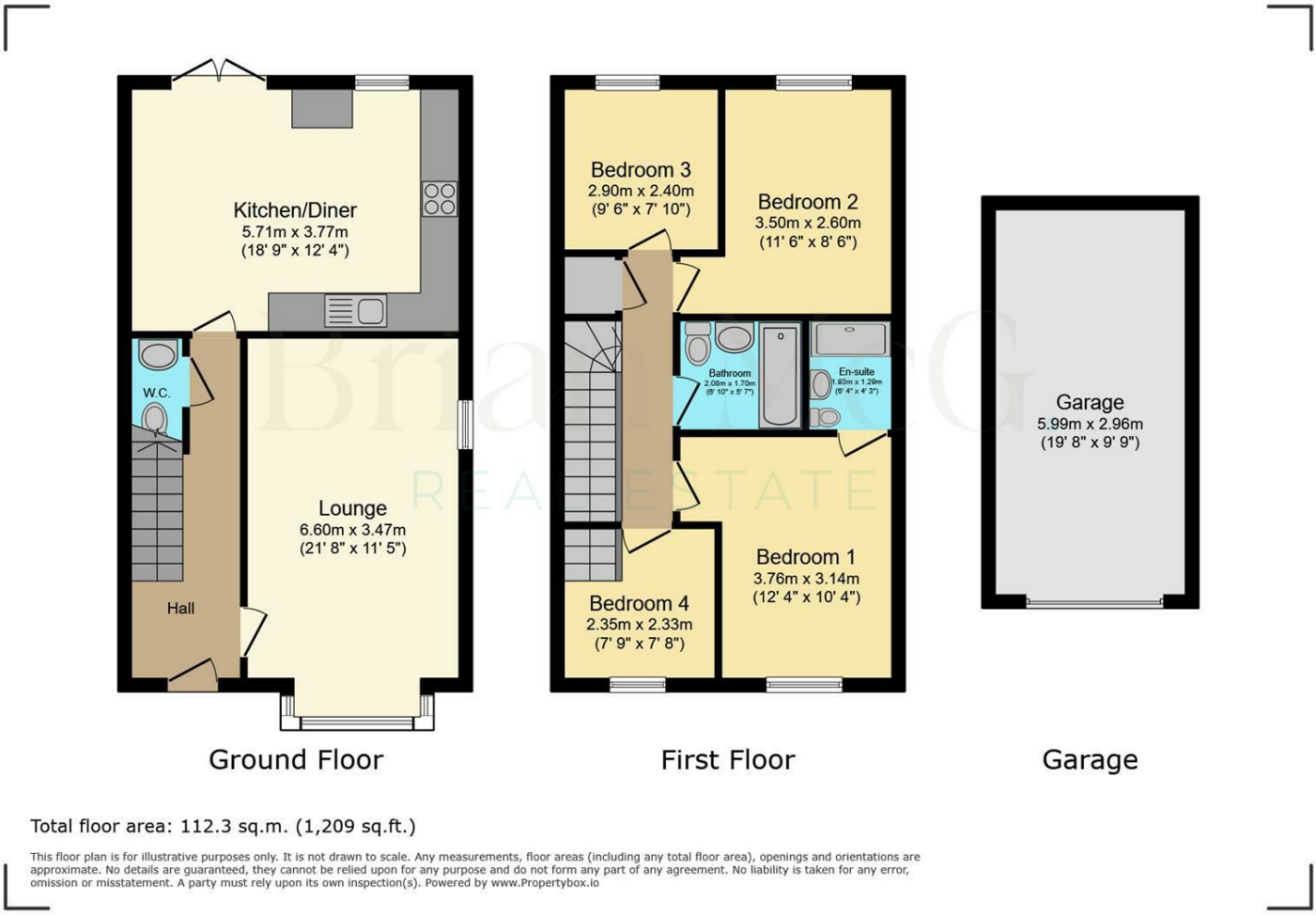








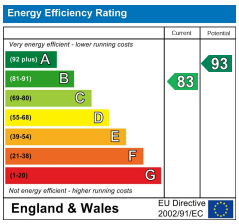
Floor Plan

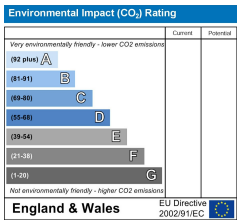


Total floor area: 112.3 sq.m. (1,209 sq.ft.)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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