





Property Description

CALLING ALL FIRST TIME BUYERS

Connells are delighted to bring to market this beautifully presented, three bedroom semi-detached family home on Baker Street in Rugby. In brief, impressive property comprises of; entrance hall, downstairs cloakroom, kitchen, generous lounge/diner, three good size bedrooms with an en suite to the master, and family bathroom. Externally, there is a lovely low maintenance rear garden, plus allocated off road parking to the rear aspect for two vehicles. This property also benefits from gas central heating and double glazing throughout.

Baker Street is situated in an ideal location and further benefits from excellent easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes.

There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, and the renowned Rugby School. Rugby also offers an extensive range of shopping facilities, including Elliott's Field retail and Leisure park and The Clock Towers shopping centre.

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

Entrance

A welcoming entrance hall with stairs rising to the first floor landing and an understairs storage cupboard.

Downstairs Cloakroom

With low level WC and sink.

Lounge

A spacious lounge featuring double doors to the rear garden.

Kitchen

Featuring a range of wall and mount base units, with integrated appliances including; oven, four gas hob and extractor fan, fridge freezer, dish washer and sink. There is also additional space for a washing machine. Window to the front aspect.

Landing

First floor landing with a loft hatch providing loft access.

Bedroom One

Featuring a built in wardrobe with sliding doors, and 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 rear aspect.

Bathroom

With a built in bath and shower over, low level WC, wash hand basin and heated towel rail.

Rear Of Property

Laid to lawn with patio area and rear accessibility.

Parking

This property comes with allocated off road parking for two vehicles to the rear.

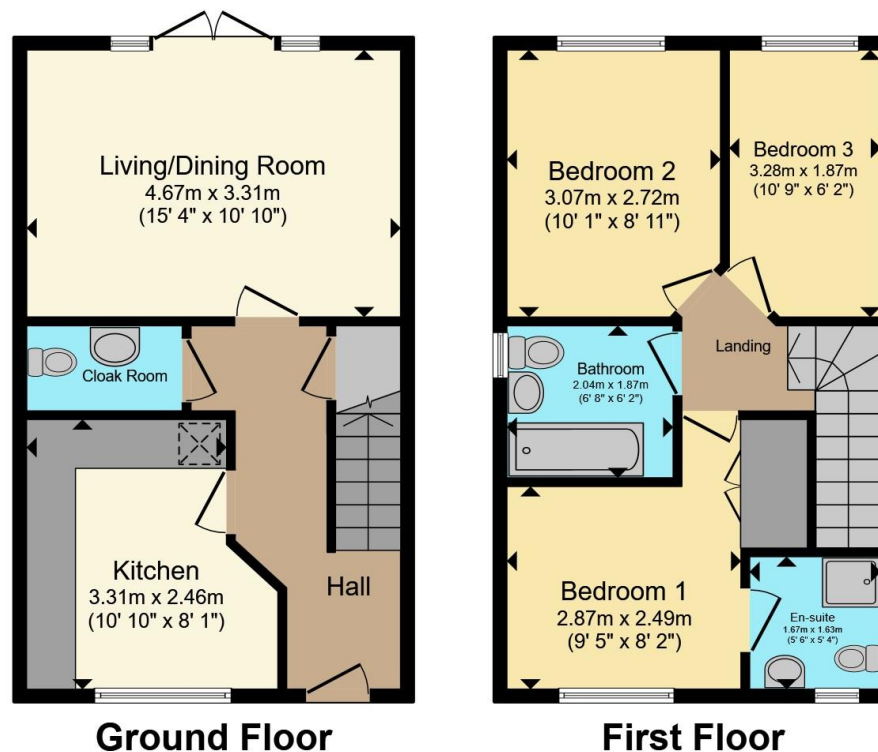
Agents Notes

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.









Total floor area 71.9 m² (773 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
 RUGBY CV21 2PE

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108214



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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