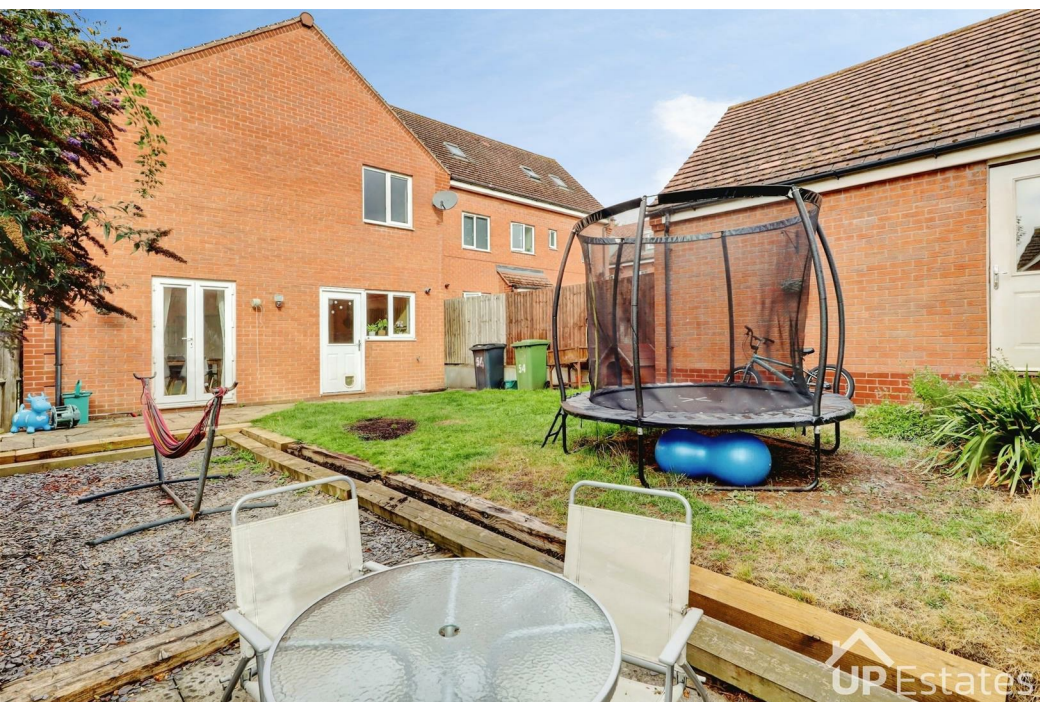




4 Bedroom House - Detached
located on Farnborough Avenue,
Rugby
£315,000

UP Estates



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FOUR BEDROOM DETACHED FAMILY HOME | FOUR
WELL PROPORTIONED BEDROOMS | ENSUITE TO
PRINCIPAL BEDROOM | DETACHED GARAGE |
GENEROUS REAR GARDEN

Situated in a popular residential location in Rugby, this four bedroom detached family home offers well presented and practical accommodation throughout. The property is conveniently positioned close to local amenities, St Oswald's C of E Academy and St Matthew's Bloxam C of E Primary School, whilst also providing easy access to Rugby town centre.

The ground floor comprises an entrance hall with stairs rising to the first floor, a downstairs WC and a generous living room. To the rear of the property is a kitchen with adjoining dining area, providing a practical space for everyday family living and entertaining.

Upstairs, the property offers four well proportioned bedrooms. The principal bedroom benefits from an ensuite shower room and built-in wardrobe, while the remaining bedrooms are served by the family bathroom.

Externally, there is a generous rear garden with access through to the detached garage. The garage benefits from electricity and has a dedicated parking space positioned to the front, providing useful additional parking and storage.

£315,000

- FOUR BEDROOM DETACHED FAMILY HOME
- FOUR WELL PROPORTIONED BEDROOMS
- PRINCIPAL BEDROOM WITH ENSUITE
- BUILT-IN WARDROBE TO PRINCIPAL BEDROOM
- GENEROUS LIVING ROOM
- KITCHEN & DINING AREA
- DOWNSTAIRS WC
- GENEROUS REAR GARDEN
- DETACHED GARAGE WITH ELECTRICITY
- PARKING SPACE TO FRONT OF GARAGE





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Farnborough Avenue, Rugby





Total Area: 110.4 m² ... 1189 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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