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**5 Bedroom House - Townhouse**  
**located on Spellow Close, Rugby**  
**£300,000**

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**\*\*NO UPWARD CHAIN\*\*** Here is a fantastic opportunity to purchase this well presented, five bedroom terraced townhouse and is a fantastic option if you are looking for a comfortable, spacious home which offers versatile living in a desirable location. The property is neutrally decorated and boasts four bedrooms and three bathrooms, providing ample space for a family or for hosting guests. At the heart of the house is the kitchen/ diner, there are also a further two reception rooms in the home one located on the ground floor with the other situated to the first floor. The second reception room offers additional space for relaxation or entertainment.

Set over three floors the property comprises; Hallway, Bedroom, Shower Room, Study/ Bedroom Five and Utility to the Ground Floor. To the First Floor there is a Kitchen/ Dining Room and Lounge, to the Second Floor there are Three Bedrooms, One with En-Suite and a Bathroom. Externally the property has a low maintenance Rear Garden, Garage and Driveway which is located to the rear of the property. The townhouse is set in an ideal location with excellent local amenities in close proximity. This includes a range of shops, restaurants, and recreational facilities with fantastic links to popular road networks.

£300,000

- NO UPWARD CHAIN
- FIVE BEDROOM TOWN HOUSE
- KITCHEN/ DINER
- VERSATILE LIVING IN A DESIRABLE LOCATION
- THREE BATHROOMS
- GARAGE AND DRIVEWAY





**Entrance Hall**

**Bedroom Two**  
9'10" x 12'3"

**Downstairs W.C**

**Family Room/Fifth Bedroom**  
9'5" x 12'0"

**Utility Room**  
6'7" x 8'8"

**Landing**

**Living Room/Dining Room**  
16'4" x 17'5"

**Kitchen/Breakfast Room**  
16'4" x 11'3"

**Landing**

**Bedroom One**  
11'5" x 11'6"





### **Ensuite**

5'7" x 9'4"

### **Bathroom**

11'10" x 7'4"

### **Bedroom Three**

8'7" x 11'11"

### **Bedroom Four**

7'4" x 7'10"

### **Rear Garden**

A low maintenance rear garden having a patio area for seating, slate gravel borders and a pathway leading up to the gated rear access.



### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Spellow Close, Rugby





Total Area: 134.0 m<sup>2</sup> ... 1443 ft<sup>2</sup> (excluding balcony, garage)

All measurements are approximate and for display purposes only

## CONTACT

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