





Property Description

CALLING ALL FIRST TIME BUYERS

Connells are pleased to bring to market this well presented two bedroom mid terraced home on Chicory Drive in Rugby, Warwickshire. Located within a quiet cul de sac, this impressive property briefly comprises of; entrance, lounge, open plan kitchen/diner, two good size bedrooms and a bathroom. Externally, there is a generous rear garden, and allocated off road parking to the front. This property also benefits from an upgraded boiler, gas central heating, double glazing, and is being sold with no onward chain - making an unmissable first time buy and investment opportunity.

The property is situated in the popular area of Brownsover which boasts a host of local amenities including a pharmacy, GP surgery, Community Centre, Tesco Express, Post Office, Chinese takeaway and the renowned Brownsover Fish Bar. Within walking distance of the property is Boughton Leigh Junior and Infant School, both of which are rated 'good' by Ofsted.

Chicory Drive is also just a short drive to the Elliot's Field Retail Park and the Junction One retail park. It is also a short drive to Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. The property offers excellent 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 in under 50 minutes.

Front Of Property

Upon approach there is a small front lawn area with shrubs, plus a front entrance door leading onto;

Entrance

A welcoming entrance area with stairs rising to the first floor landing.

Lounge

Spacious lounge featuring a built in understairs storage cupboard and window to the front aspect.

Kitchen/Diner

An open plan kitchen/diner featuring a range of wall and mount base units, door leading to the rear garden plus a window to the rear aspect. Integrated appliances are to include an oven, four ring gas hob, and sink & drain. There is also additional space for a fridge freezer, washing machine and dish washer.

Landing

First floor landing with a built in airing cupboard holding the water tank.

Bedroom One

Spacious master bedroom featuring space for a wardrobe and window to the front aspect.

Bedroom Two

The second bedroom features a built in wardrobe and window to the rear aspect.

Bathroom

With a built in bath and shower over, low level WC, wash hand basin and frosted window to the rear aspect.

Parking

This property comes with allocated off road parking to the front for approximately one and a half vehicles.

Rear Of Property

The rear garden is laid to lawn with patio area.

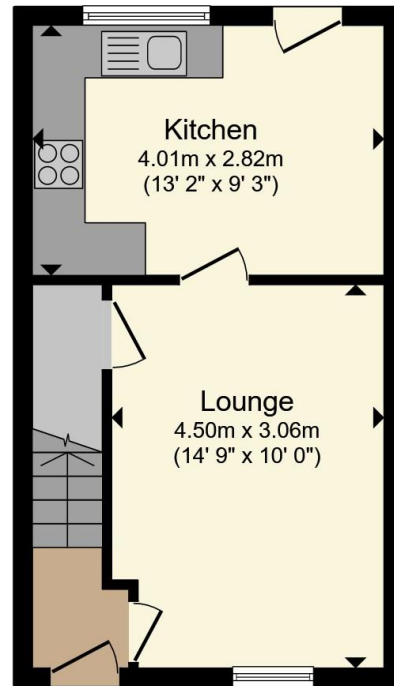
Agents Notes

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.

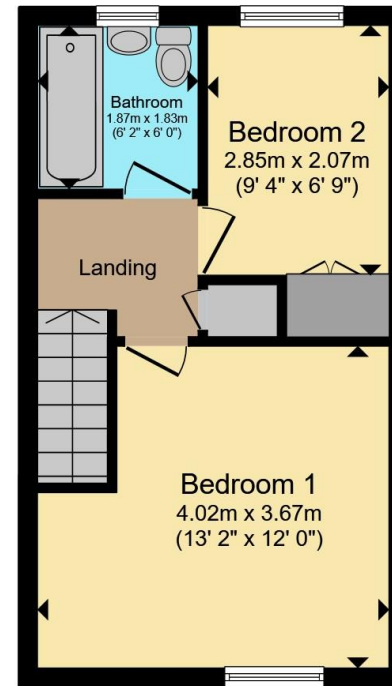








Ground Floor



First Floor

Total floor area 58.5 m² (630 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
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108255



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