



Connells

Mosedale
Rugby



Property Description

***CALLING ALL INVESTMENT BUYERS,
TENANT IN SITU***

Connells are pleased to market this impressive four bedroom, end of terraced home on Mosedale in Brownsover, Rugby. Mosedale is currently being sold tenants in situ, and is a fantastic opportunity for a buy to let. In brief the property comprises of; entrance hall, dining room, lounge, downstairs shower room, kitchen, four bedrooms, family bathroom, rear garden and allocated parking. This property also benefits from gas central heating throughout.

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.

Mosedale 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.

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



Entrance Hall

Entrance door to front, door leading into dining room.

Dining Room

Double glazed window to front, radiator, stairs to first floor, door into kitchen and opens into lounge.

Lounge

Double glazed windows to front and rear, patio doors opening into garden, radiator.

Kitchen

Fitted kitchen with a range of wall and base units with work top over, with stainless steel sink/drainage with tiled splash back, integrated electric oven and gas hob, space for washing machine, integrated dishwasher, space for fridge/freezer, radiator, double glazed window to rear and sliding patio doors leading to the garden.

Shower Room

Downstairs shower room with low level WC and sink.

Landing

Stairs rising from ground floor, loft access and doors leading to all upstairs rooms.

Bedroom One

Double glazed windows to front and rear, radiator, second loft hatch.

Bedroom Two

Double glazed window to front, radiator, storage over stairs.

Bedroom Three

Double glazed window to front, radiator.

Bedroom Four

Double glazed window to front, radiator.

Family Bathroom

Upstairs family bathroom with double glazed window to rear, low level flush wc, hand wash basin, panel bath with mixer taps and overhead shower attachment, extractor fan, part tiled walls and ceiling spot lights.

Rear Garden

Fence enclosed garden mainly patio, split into two sections, pedestrian access via side gate, outside lighting.

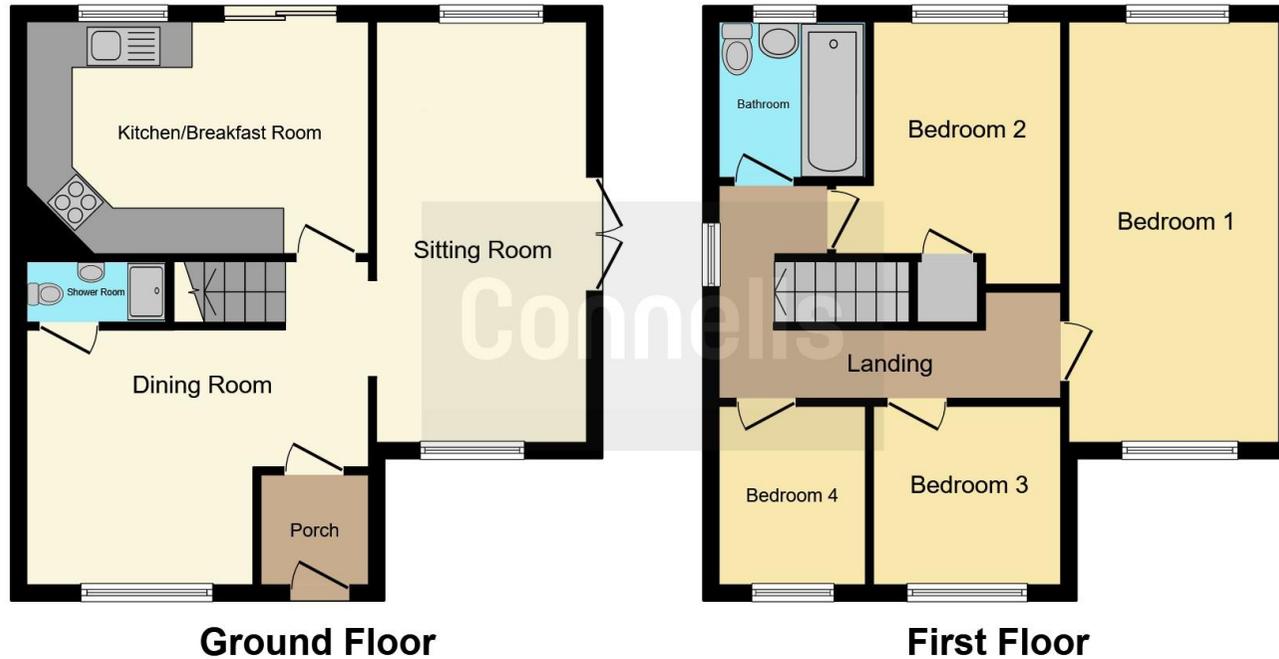
Parking

Shared drive leading to allocated parking.









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.focalagent.com

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/RBY106078



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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