

Montague Road, Woodlands Estate

Offers Over £330,000

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Montague Road, Woodlands Estate, Rugby

Complete Estate Agents are please to present this charming three-bedroom detached house in the desirable Montague Road, Rugby. It offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The well-appointed conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the garden.

The property features three generously sized bedrooms, providing ample space for family living or guest accommodation. The bathroom is conveniently located to serve all bedrooms and common areas.

Set in a sought-after area, this home is just a stone's throw away from local amenities, ensuring that shops, schools, and recreational facilities are easily accessible. Additionally, the property benefits from parking for up to three vehicles, a rare find in such a prime location.

This house combines classic charm with modern living, making it an excellent choice for families or professionals seeking a peaceful yet connected lifestyle. With its inviting atmosphere and practical features, this property is not to be missed.

Entrance Hall
Entered via glazed door.

Living room 22'10" x 11'3" (6.96m x 3.43m)
Full length windows to front. Radiator. Exposed brick chimney breast with in gas fire.

Kitchen 11'10" x 9'8" (3.63m x 2.95m)
An array of base cupboards and drawers. Electric double oven with hob and extractor above. Recess for a tall fridge / freezer. Single drainer sink unit. Eye level units above. Wine rack. Small breakfast bar. Window and door to rear.

Conservatory 21'9" x 10'7" (6.63m x 3.25m)
Glazed to three sides. Doors to





Downstairs W/C
Low flush WC. Wash hand basin.

Bedroom Two 10'9" x 8'11" (3.28m x 2.74m)
Radiator. Window to rear.

Landing
Storage cupboard. Doors to

Bedroom One 13'10" x 11'3" (4.22m x 3.43m)
Built in wardrobes. Radiator. Window to front.

Bedroom Three 9'6" x 8'9" (2.9m x 2.67m)
Radiator. Window to rear.

Bathroom
Corner bath. Low flush WC. Wash hand basin. Walk in fully tiled shower with glazed screen. Window to rear.

Garden
Patio area. Laid to lawn with feature Koi Carp pond with canopy over. Timber sheds. Fruit trees. Greenhouse. Fully enclosed by timber fencing.

Garage
Concrete sectional single garage with up and over door.

Driveway
Drive has off road parking for 4 vehicles. Current owners have a camper van which is secured behind gates in front of garage.

Front Garden
Laid to lawn with access to front.

About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council







Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

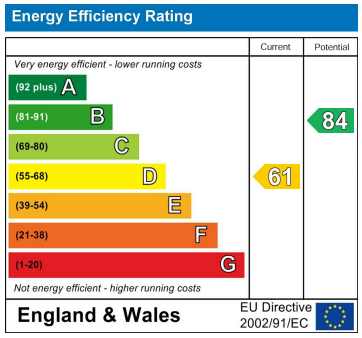


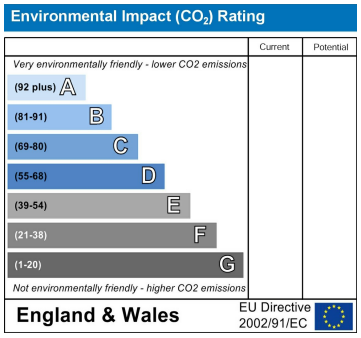












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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