

Connells

East Close
Cawston Rugby

East Close
Cawston Rugby CV22 7XY

for sale offers in excess of
£285,000







Property Description

MODERN HOME SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL LOCATION

Connells are delighted to bring to market the opportunity to acquire this beautifully presented, three bedroom semi-detached home on East Close in Cawston, Rugby. In brief, East Close comprises of; entrance hall, downstair cloakroom, modern open plan lounge/kitchen/diner, three good sized bedrooms with en suite to master, and family bathroom. Externally, there is a well maintained rear garden, plus allocated off road parking for approximately two vehicles. This property also benefits from gas central heating and double glazing.

Cawston in itself is a highly desirable location, benefiting from excellent transport links that include regular bus routes, easy access to the M1/M6 and M45 motorway networks, and nearby Rugby train station that operates mainline services to London Euston in 50 minutes. Rugby Town Centre is just 10 minutes away which offers a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops.

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

Front Of Property

Upon approach you are welcomed with a lovely idyllic view of greenery to the front. The main entrance door is positioned at the front and leads onto;

Entrance

A welcoming entrance hall with stairs rising to the first floor landing and an understair storage cupboard.

Downstairs Cloakroom

With low level WC and sink.

Lounge/Kitchen/Diner

A modern open plan reception space ideal for relaxation and socialising. In the lounge area there are double doors which lead to the double garden and a window to the rear aspect. The kitchen features a range of wall and mount base units, with integrated appliances including an oven with a four ring gas hob and extractor fan, fridge freezer, dish washer and washing machine. Window to the front aspect. There is also plenty of space for a dining table.

Bedroom One

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

En Suite

En suite off the master bedroom with a double walk in shower, low level WC and sink.

Bedroom Two

Featuring space for a wardrobe and window to the front aspect.

Bedroom Three

Featuring space for a wardrobe and window to the rear aspect. This room also makes an ideal home office.

Family Bathroom

Main bathroom with a built in bath and shower over, low level WC, sink, heated towel rail and frosted window to the front aspect.

Rear Of Property

A low maintenance rear garden with patio area, shrubs and plants, storage shed and rear accessibility.

Parking

This property comes with allocated off road parking for approximately two vehicles.

Buyer Aml Fee

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.







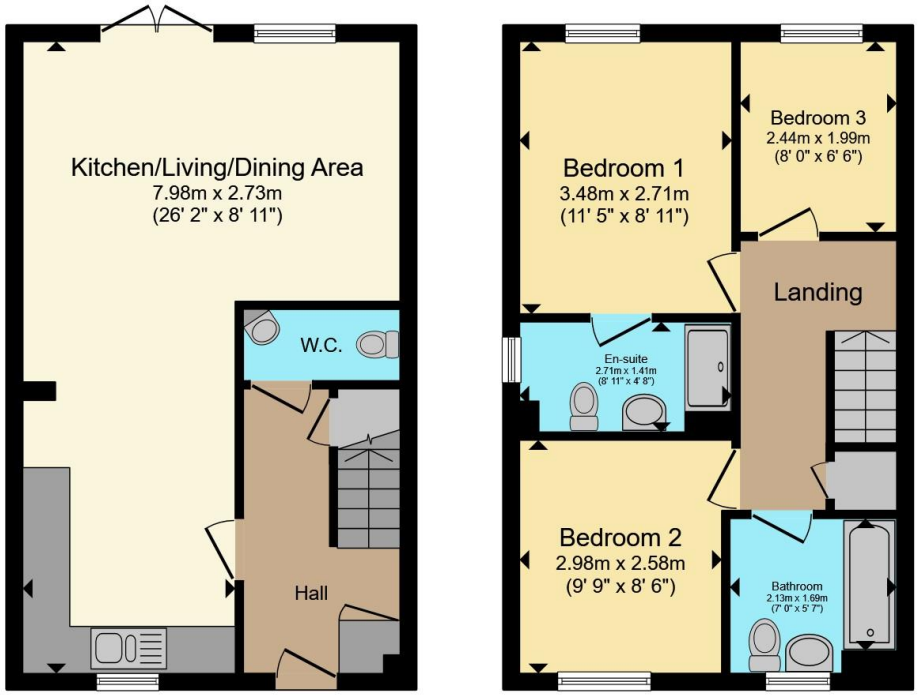












Ground Floor **First Floor**

Total floor area 77.6 m² (836 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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
RUGBY CV21 2PE

EPC Rating: B

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108126

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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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