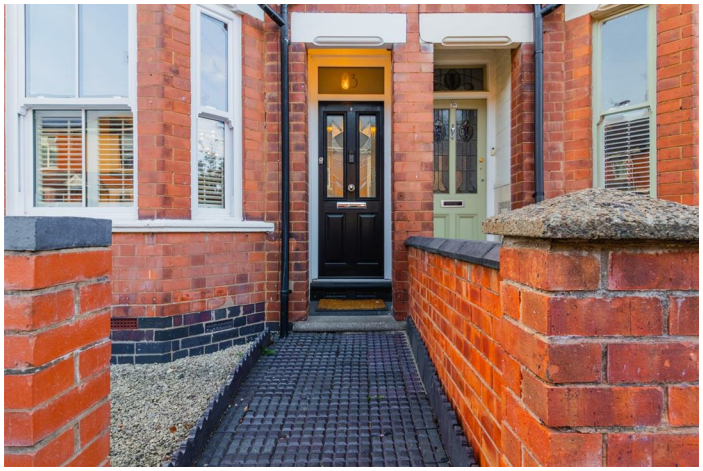


ACACIA GROVE

RUGBY, CV21 2QT

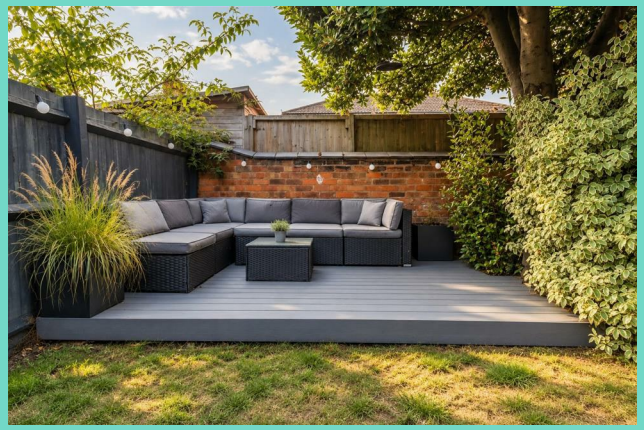
GUIDE PRICE £260,000

FREEHOLD

A beautifully presented two-double-bedroom mid-terraced home, ideally located just a short walk from Caldecott Park, Rugby town centre, Rugby Railway Station. With a wealth of amenities on its doorstep and excellent transport links nearby, this characterful home presents a fantastic opportunity for first-time buyers, commuters and those looking to enjoy everything Rugby has to offer.

ACACIA GROVE

• Well Presented Home • Great Location • 2 Bedrooms • Versatile Attic Room • Separate Dining Room • Close To Amenities • Great Road Links Nearby • Enclosed Rear Garden



Ground Floor:

-Upon entering the property, you are welcomed into a entrance hallway, which provides access to the principal rooms within the home.

-Positioned at the heart of the home sits the cosy and characterful living room, with an open log burner providing an attractive focal point and creating a warm and welcoming space, ideal for both relaxing and entertaining. The room also benefits from useful under-stairs storage.

-At the rear of the home sits the fully fitted kitchen, flooded with natural light courtesy of French doors opening onto the rear garden and a Velux skylight above. The kitchen is fitted with a range of wooden wall and base unit nd
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at the rear of the property and finished to the same high standard as the rest of the home. This attractive room is also enhanced by its own character feature fireplace.

-The spacious family bathroom is fitted with a freestanding bath, separate shower cubicle, wash hand basin, WC and heated towel rail, creating a generous and practical space.

-The home further benefits from a versatile carpeted loft space, accessed via its own staircase and complete with skylights and useful additional eaves storage, providing a generous and practical additional space within the home.

-Parking for the property falls within the R1 Residents' Parking Zone. Under the Residents' Parking Scheme, each eligible property can apply for up to three resident parking permits and one visitor permit, with resident permits valid for 12 months.*

-Further benefits of this beautiful home include gas central heating and double glazing throughout.

-With Rugby town centre, Caldecott Park, Rugby Railway Station and a wealth of local amenities all within easy reach, this beautifully presented home combines character and charm with everyday convenience and excellent transport links, making it an ideal choice for first-time buyers and commuters alike.

Important Property Information:

Tenure: Freehold
Council Tax Band: B
Local Authority: Rugby Borough Council
EPC: D

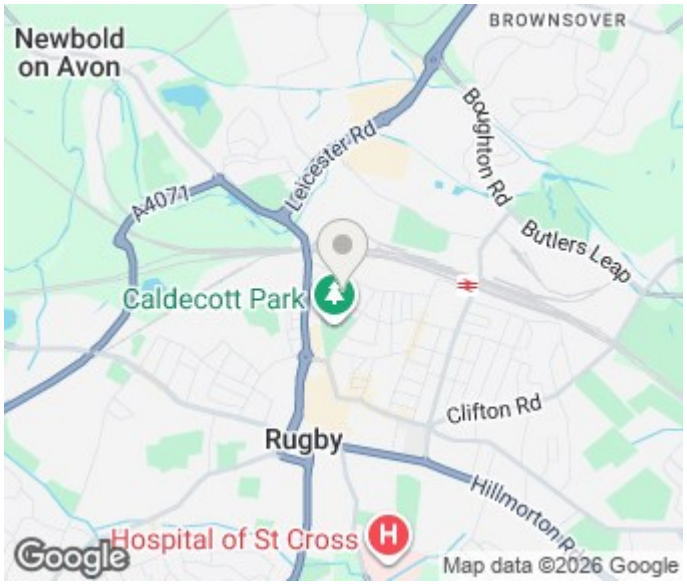
*Residents' parking permits are subject to eligibility, availability, applicable charges and the terms of the relevant parking scheme. Buyers are advised to verify current permit arrangements with the local authority.

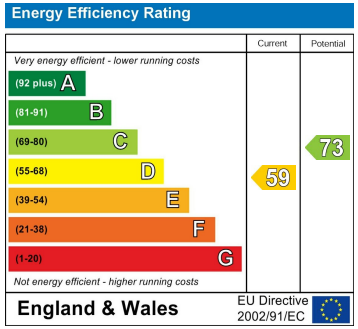
Disclaimer - It is our intention to ensure that the information on these particulars is as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property, especially if there is something that requires clarity, and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

ACACIA GROVE

Total area: approx. 120.3 sq. metres (1294.6 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s). Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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