



Bath Street
RUGBY CV21 3JA

for sale offers in the region of
£270,000



Property Description

Connells are delighted to bring to market the opportunity to acquire this charming and modern, three bedroom mid terraced home on Bath Street in the desirable town of Rugby, Warwickshire. Deceptively spacious throughout and set on a quiet road, this property is one not to be missed. In brief, Bath Street comprises of; entrance hall, spacious open plan lounge/dining room, kitchen, three double bedrooms and family bathroom. Externally, there is a well maintained rear garden, single detached garage, plus further on street parking via permit to the front aspect.

Rugby town offers a vibrant and convenient setting, with Bath Street ideally positioned just a short walk from a wide range of amenities. Nearby, there is an excellent selection of high street shops, independent retailers, cafés, bars and restaurants, along with major supermarkets for everyday needs. Rugby Railway Station is close at hand, providing direct links to London, Birmingham and beyond, making the location ideal for commuters. The area is also well served by a range of well-regarded schools, including primary and secondary options within easy reach, as well as Rugby's renowned independent schools. In addition, residents can enjoy nearby leisure facilities, parks and cultural attractions such as the Rugby Art Gallery and Museum, ensuring Bath Street enjoys a central yet practical town centre location.

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

Approach

This lovely home is set back from the road and secluded with a tall hedge at the front. There is a short pathway leading to an open porch and the main entrance door. From the front you can also appreciate the double fronted bay windows.

Entrance Hall

Narrow and long entrance hall featuring tall ceilings, stairs rising to the first floor landing with an understair storage area, and access to downstairs reception rooms.

Lounge/Dining Room

A spacious lounge flowing through to the dining room featuring a fireplace, bay window to the front and window to the rear aspect.

Kitchen

A previously extended modern fitted kitchen to the rear featuring a range of wall and mount base units. Integrated appliances include a double oven, five ring gas hob and extractor fan, and sink & drain. There is also additional appliance space for a fridge freezer, dish washer and washing machine. Two windows to the side aspect plus a door providing rear garden access.

Conservatory

Extended conservatory/versatile reception room to the rear aspect with a door leading to the rear garden.

Landing

First floor landing with loft hatch providing loft access, plus access to the first floor rooms.

Bedroom One

The spacious master bedroom features space for a wardrobe and bay window to the front aspect.

Bedroom Two

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

Bedroom Three

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

Bathroom

Family bathroom with built in bath and shower over, low level WC, wash hand basin, heated towel rail and frosted window to the side aspect.

Rear Of Property

A well maintained rear garden with rear access.

Garage

A single detached garage to the rear which has potential to be converted to a rear drive if preferred.

Parking

Bath street holds on street parking to the front aspect on a first come first served basis via permit.

Additional Features

- Council tax band: B
- EPC rating: D
- Gas central heating









Total floor area 123.2 m² (1,326 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



To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107806



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RBY107806 - 0005