



**Connells**

Poppy Drive  
RUGBY



## Property Description

\*\*\*CALLING ALL FIRST TIME BUYERS\*\*\*

Connells are delighted to offer this well presented, deceptively spacious, two bedroom semi-detached home on Poppy Drive in Boughton Vale, Rugby. In brief, Poppy Drive comprises of; entrance hall, spacious lounge, kitchen/diner, rear conservatory, two bedrooms and bathroom. Externally, there is a well maintained rear garden, driveway and garage.

This property also benefits from gas central heating and double glazing.

This superb home is situated within a popular residential location which is within walking distance 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 The Great Central Walk (the old railway line), Five Arches Wildlife Site, Rugby Free Primary School and Boughton Leigh Junior and Infant School, all of which are rated 'good' by Ofsted. Slightly further afield a short walk to the River Avon.

Poppy Drive is just a short drive to Rugby town centre and all of its amenities, schooling for all ages and Rugby's award winning Caldecott Park. The location further benefits from 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

is about 50 minutes.

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

## Entrance Hall

Wooden floor and stairs to first floor.

## Lounge

To front. Wooden floor, bay window and access to kitchen.

## Kitchen

To rear. A selection of wall and base units, plumbing for washing machine and dishwasher, electric induction hob and boiler. Tiled floor and understairs pantry.

## Conservatory

To rear, Vinyl floor and access to garden.

## Landing

Window to side, access to boarded loft via ladder. Carpet and airing cupboard.

## Bedroom 1

To front. Carpet and fitted wardrobes.

## Bedroom 2

To rear. Carpet and alcove.

## Bathroom

To rear. Vinyl floor, Bath, electric shower, W/C and sink.

## Rear Garden

Patio area, lawn, side and garage access.

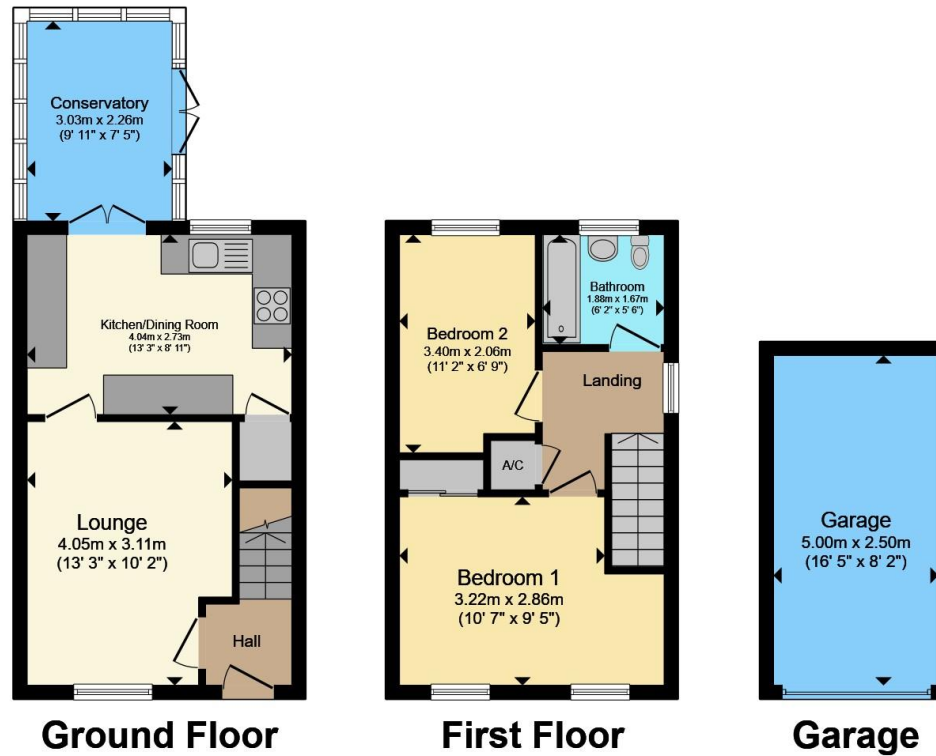
## To Front

Driveway parking for multiple cars and garage.









Total floor area 74.4 m<sup>2</sup> (801 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107905](http://connells.co.uk/Property/RBY107905)**



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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