



**Connells**

connells.co.uk 01788 579 880

**FOR SALE**

**Connells**

Gibson Drive  
Rugby



### Property Description

\*\*\*CHAIN FREE\*\*\*

Connells are pleased to bring to the market this deceptively spacious, semi-detached bungalow on Gibson Drive in Rugby. Gibson Drive in brief comprises of; entrance, spacious lounge, kitchen, two bedrooms, front and rear garden, a garage plus allocated off road parking.

Gibson Drive is in the catchment area for Padox primary school and the outstanding rated Abbots Farm Junior School. The property is also within the catchment area for the popular Ashlawn High School offering a grammar stream and is within walking distance to local shops, amenities and parks.

The property is also a short 5 minute drive away from the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see property!



## Front Of Property

The property is set back from the road and has a large front garden. There are main entrance doors to the front and side aspect.

## Entrance

Entrance hall with built in storage cupboard.

## Lounge

A spacious family lounge with an electric fireplace and windows to the front and side aspect.

## Kitchen

Featuring a range of wall and mount base units, built in storage cupboard and window to the side aspect. There is appliance space for a cooker, fridge freezer and washing machine.

## Bedroom One

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

## Bedroom Two

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

## Shower Room

With walk in shower, low level WC, sink, and frosted window to the side aspect.

## Rear Of Property

A generous rear garden laid to lawn with patio area, storage shed and side accessibility.

## Garage

Single detached garage.

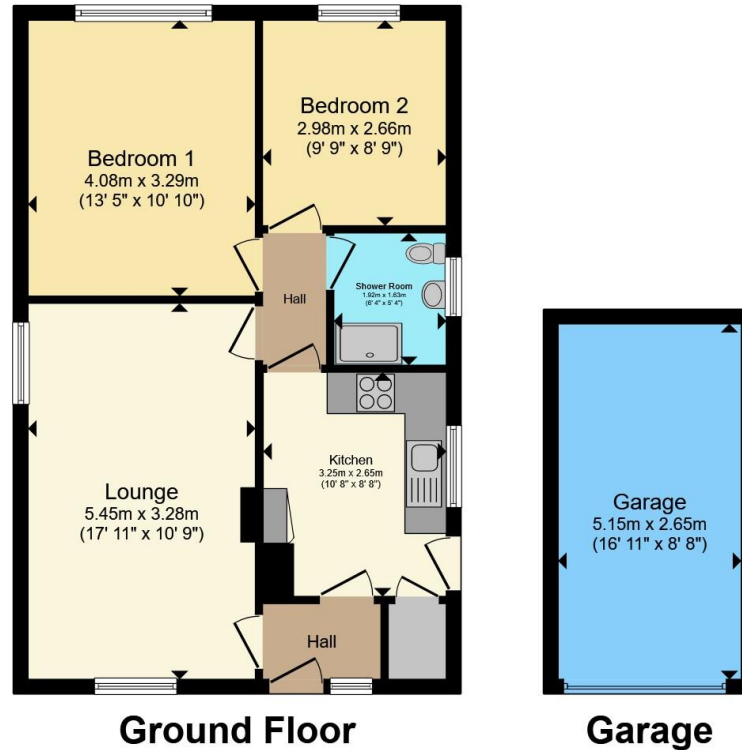
## Parking

This property comes with allocated off road parking to the side aspect.









Total floor area 71.4 m<sup>2</sup> (769 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

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto: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/RBY107960](http://connells.co.uk/Property/RBY107960)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RBY107960 - 0005