



Connells

Sedge Road
Rugby

Sedge Road
Rugby CV23 0FJ

for sale offers in excess of
£245,000



Property Description

NO ONWARD CHAIN

***ALL FURNITURE UP FOR
NEGOTIATION***

Connells are proud to market this beautifully presented, two bedroom semi-detached home on Sedge Road in Coton Park, Rugby. In brief, Sedge Road comprises of; entrance, generous lounge, open plan kitchen/diner, downstairs cloakroom, two double bedrooms and a bathroom. Externally, there is a low maintenance landscaped rear garden, and allocated off road parking for approximately two vehicles. This property also benefits from gas central heating and double glazing.

Situated on the popular Coton Park development. Coton Park is North of Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Coton Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.

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

Entrance

A welcoming entrance space with stairs rising to the first floor landing.

Lounge

Generous family lounge featuring windows to the front and side aspect.

Kitchen/Diner

A modern open plan kitchen/diner featuring a range of wall and mount base units, with integrated appliances including an oven, four ring gas hob, extractor fan, and sink & drain. There is also additional appliance space for a fridge freezer, dish washer and washing machine. Built in storage cupboard and window to the rear aspect.

Downstairs Cloakroom

Low level WC and sink. Door off kitchen/cloakroom providing rear access.

Landing

First floor landing with a loft hatch providing loft access.

Bedroom One

Good size bedroom featuring a built in storage cupboard and two windows to the front aspect.

Bedroom Two

Good size bedroom featuring a built in storage cupboard and window to the rear aspect.

Bathroom

A built in bath with shower over, low level WC, wash hand basin and frosted window to the side aspect.

Rear Of Property

A beautiful rear garden with artificial grass, garden shed and rear gate providing access.

Parking

Allocated off parking for approximately two vehicles.

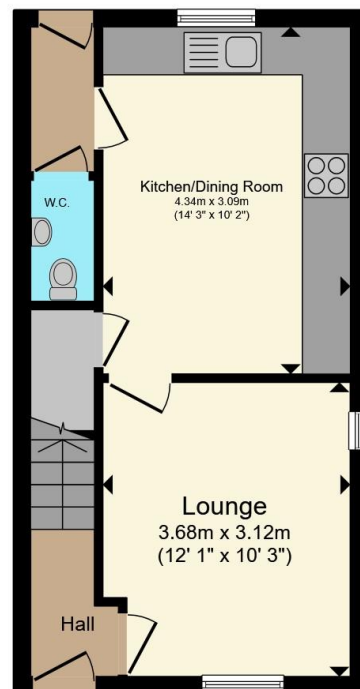
Buyers Aml Fee

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.

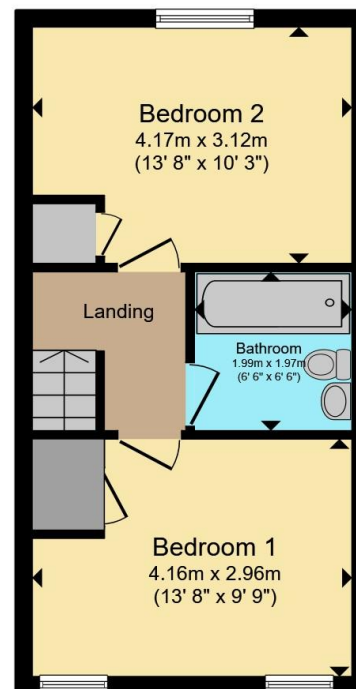








Ground Floor



First Floor

Total floor area 64.8 m² (697 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

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY103651



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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