



Connells

Wordsworth Road
Rugby



Property Description

*****BEAUTIFULLY PRESENTED HOME WITH GREAT NEARBY SCHOOLS*****

Connells are delighted to bring to market the opportunity to acquire this impressive and spacious, three bedroom semi-detached family home on Wordsworth Road in Rugby. In brief, this charming home comprises of; entrance hall, family lounge, modern open plan kitchen/diner, three double bedrooms and family bathroom, Externally, there is a generous and well maintained rear garden with a versatile outbuilding, plus a single detached garage and allocated off road parking for multiple vehicles to the front and side. This property also benefits from double glazing and gas central heating.

The property is located in a desirable area, within walking distance of 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.

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

Approach

The property is well set back from the road, where you are approached with an open canopy front porch, with a composite front door leading onto the entrance.

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor landing and access to the ground floor reception rooms.

Lounge

A bright and airy family lounge featuring a window to the front aspect.

Kitchen/Diner

A modern fitted kitchen featuring a range of wall and mount base units, with integrated appliances including; double oven, induction hob & extractor fan, microwave, fridge freezer, dish washer, and sink & drain, plus additional space for a washing machine. The kitchen also has granite work top surfaces, an understair storage cupboard, plus an area for a dining table. There is a side door providing side access, double doors leading the rear garden, and window to the rear aspect.

Landing

First floor landing with a built in airing/storage cupboard and loft hatch providing loft access.

Bedroom One

A spacious master bedroom featuring space for a wardrobe and 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 a built in bath and shower over, low level WC, wash hand basin and frosted window to the front aspect.

Rear Of Property

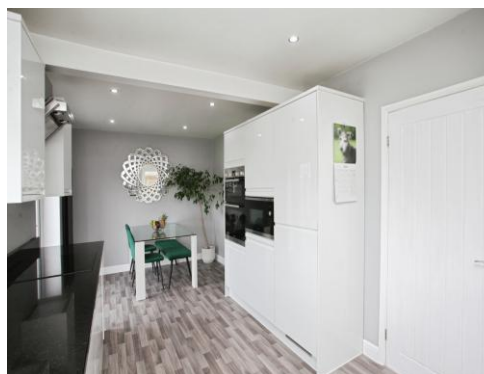
A large rear garden laid to lawn with patio/secluded seating area and side accessibility. The garden features a versatile and useful outbuilding, which has great potential for an ideal workshop, home office and much more.

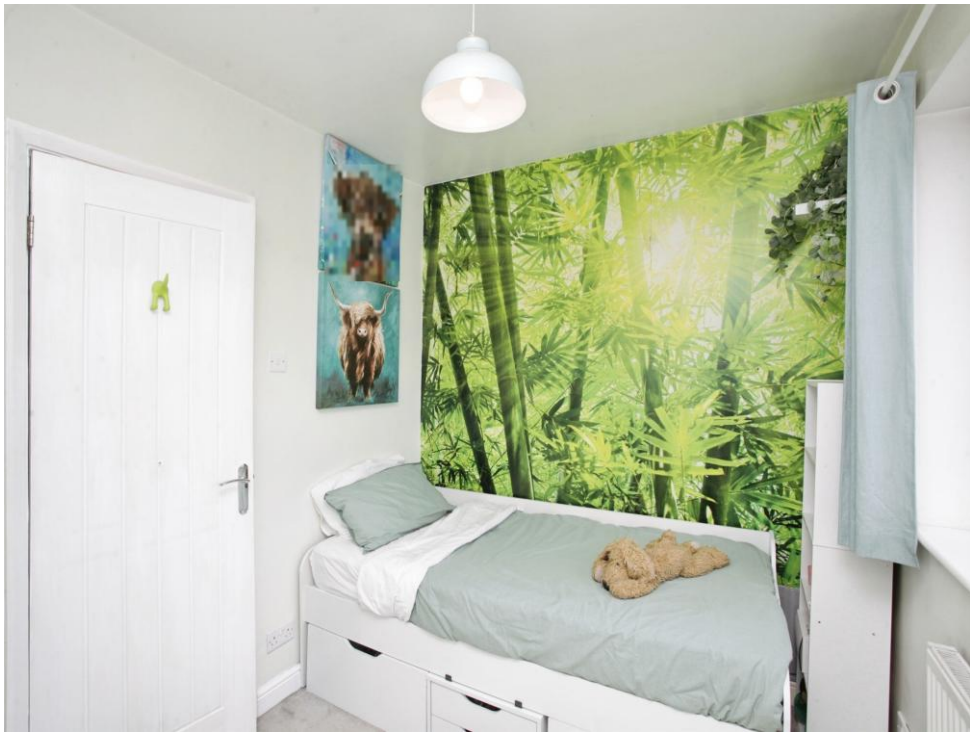
Garage

A single detached garage positioned to the rear of the property.

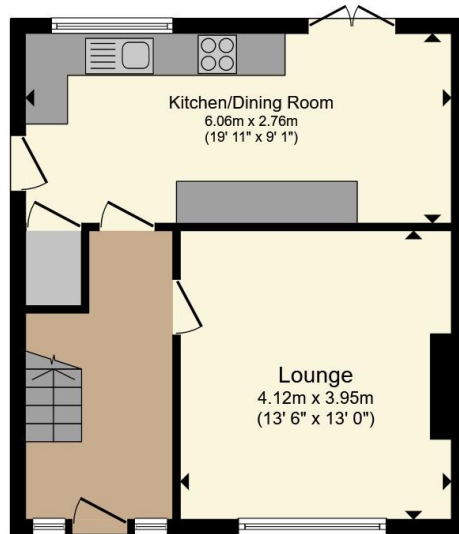
Parking

This property comes with allocated off road parking to the front and side aspect for approximately five vehicles in total.

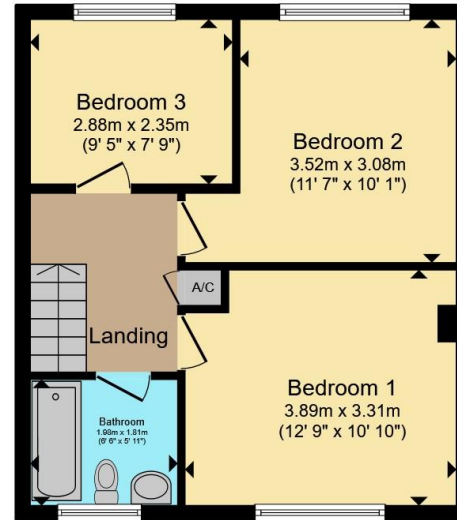




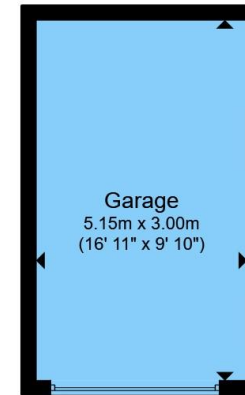




Ground Floor



First Floor



Garage

Total floor area 99.4 m² (1,070 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: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107999



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.

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