Connells

Flat 3 Warwick Street
Rugby

Flat 3 Warwick Street
Rugby CV21 3DN

for sale offers over
£180,000

Property Description

Connells are delighted to bring to market the opportunity to acquire this beautifully presented, modern two bedroom end of terraced property on Warwick Street in Rugby, Warwickshire. This well-thought-out home has been upgraded throughout and in brief comprises of; entrance hall, spacious open plan lounge/kitchen/diner, two generous bedrooms and a bathroom. There is also allocated parking for one vehicle and a bike shed. This property also benefits from gas central heating.

The property is located in a sought after 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!

Entrance

A welcoming entrance hall with stairs rising to the first floor landing, and a built in understair storage cupboard which has great potential and plumbing for a downstairs WC. Window to the side aspect.

Lounge/Kitchen/Diner

22' x 10' 9" (6.71m x 3.28m)

A spacious reception room featuring a lounge and dining area, perfect for relaxation or socialising. The modern fitted kitchen features integrated; oven with a four ring electric hob and extractor fan, fridge freezer, sink & drain and dish washer. There is additional appliance space for a washing machine/tumble dryer. The room also holds a breakfast bar in the kitchen area, plus two windows to the side aspect and a window to the front aspect.

Landing

The first floor landing is a versatile space that has been styled as a cosy reading corner, plus a small mezzanine office area, with a window to the side aspect.

Bedroom One

15' 1" x 10' 10" (4.60m x 3.30m)

The master bedroom features space for a wardrobe, plus windows to the front and side aspect.

Bedroom Two

10' 10" x 7' 11" (3.30m x 2.41m)

Bedroom two features space for a wardrobe, loft hatch providing loft access and window to the side aspect.

Bathroom

With a built in bath and shower over, low level WC, sink, a heated towel rail, extractor fan and frosted window to the side aspect.

Parking

The property comes with allocated parking for one vehicle plus a bike shed.

Total floor area 64.2 m² (691 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

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To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: C

Council Tax Band: B

Service Charge: 1891.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY107759

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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