



Connells

Fenwick Drive
Rugby



Property Description

579880 to arrange your exclusive viewing on this must see home!

NO ONWARD CHAIN

Connells are delighted to bring to market the opportunity to acquire this deceptively spacious three bedroom semi-detached home, nestled within Hillmorton, Rugby on Fenwick Drive. Fenwick Drive has been recently refurbished to a high specification, boasting of beautifully updated and modern features throughout, now making a fantastic and move-in ready first time buy or family home. In brief, this charming property comprises of; entrance hall, lounge, generous kitchen/diner, downstairs bathroom, three bedrooms with an en suite to master. Externally, there is a good size front and rear garden, single garage plus further off road parking via shared driveway.

The property is also a short 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. It is also within walking distance to local shops, amenities and parks. Fenwick Drive falls within the catchment area of good selection of primary and secondary schooling throughout Rugby, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for easy commuter 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

Approach

Entrance

Entrance hall with stairs rising to the first floor landing.

Lounge

Family sitting room with bay window to the front aspect.

Kitchen/Diner

A bespoke modern fitted kitchen/diner area with a range of wall and mount base units, brand new integrated appliances, door leading to the rear garden and windows to the rear aspect.

Downstairs Bathroom

Tiled bathroom with a built in bath and shower over, low level WC, sink and window to the side aspect. Heated towel rail feature included.

Landing

First floor landing with access to upstairs reception rooms.

Bedroom One

Spacious master bedroom featuring space for a wardrobe, built in storage cupboard and window to the front aspect.

En Suite

Tiled en suite off the master with double walk in shower, low level WC, sink and heated towel rail.

Bedroom 2

Featuring space for wardrobe and window to the rear aspect.

Bedroom 3

Featuring space for wardrobe and window to the rear aspect.

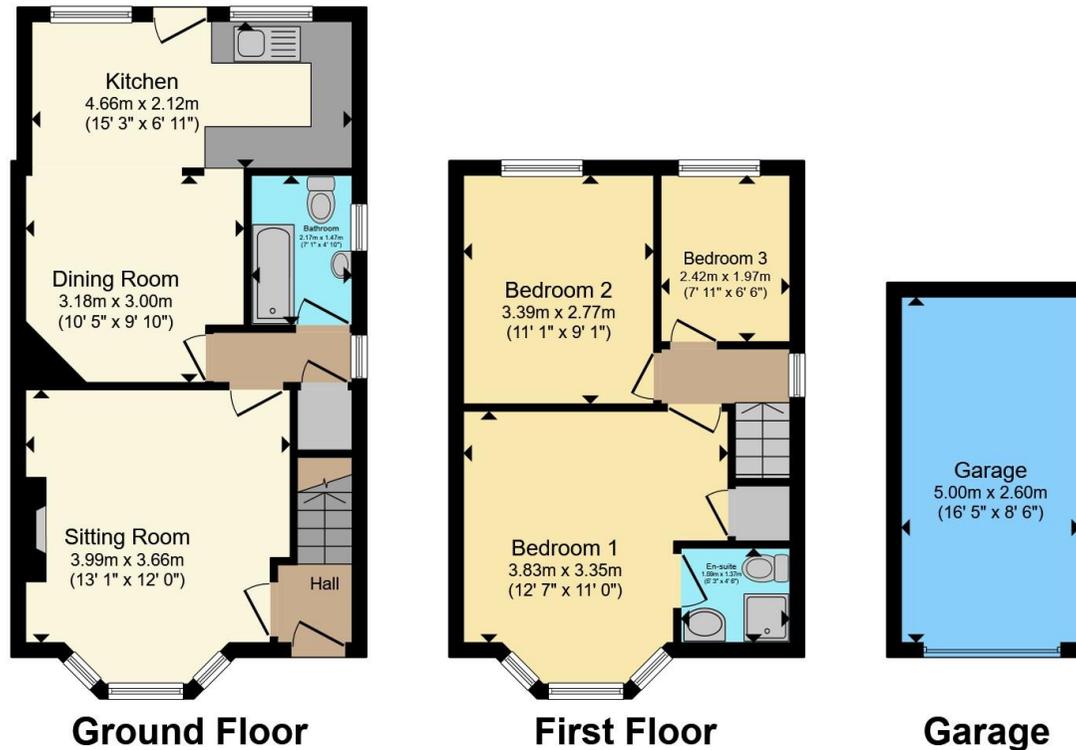
Garage

Single detached garage to the rear.









Total floor area 89.7 m² (966 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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107956



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RBY107956 - 0006