



Connells

Rydal Close
Rugby



Property Description

CHAIN FREE

Connells are pleased to market this impressive two bedroom, detached bungalow on Rydal Close in Rugby. The bungalow has scope for modernisation and is being sold chain free. In brief, comprises of an entrance, spacious lounge/dining room, a versatile second reception room, kitchen, two generous bedrooms and a bathroom. Externally, there is an enclosed rear garden, allocated off road parking for approximately three to four vehicles, plus a detached single garage.

The property is situated in the popular area of Brownsover, which boasts a host of local amenities including a pharmacy, GP surgery, Community Centre, Tesco Express, Post Office, Chinese takeaway and the renowned Brownsover Fish Bar. Within walking distance of the property is Boughton Leigh Junior and Infant School, both of which are rated 'good' by Ofsted.

Rydal Close is also just a short drive to the Elliot's Field Retail Park and the Junction One retail park. It is also a short drive to 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.

The property offers excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline

service to Birmingham New Street and London Euston in under 50 minutes.

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

Approach

The main entrance door is located to the side of the property, leading onto;

Entrance

A welcoming entrance space with two built in storage cupboards and a loft hatch providing loft access.

Lounge/Dining Room

A spacious family lounge/diner featuring a fireplace, sliding doors to the rear aspect and a window to the side aspect.

Reception Room Two

A versatile reception space/third bedroom featuring a window to the side aspect.

Kitchen

Featuring a fitted sink & drain and extractor fan. There is appliance space for a cooker, fridge freezer, dish washer and washing

machine. Door to the side and window to the rear aspect.

Bedroom One

Featuring space a wardrobe and window to the front aspect.

Bedroom Two

Featuring a built in storage cupboard and window to the front aspect.

Bathroom

With built in bath and shower over, low level WC, sink and frosted window to the side aspect. Large airing cupboard onto the bathroom.

Rear Of Property

A private rear garden with lovely views and side accessibility.

Garage

A single detached garage with a new roof.

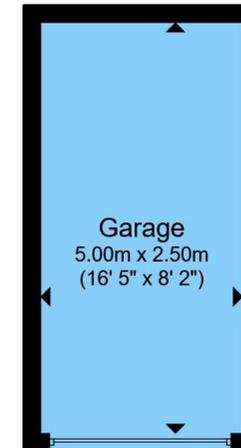
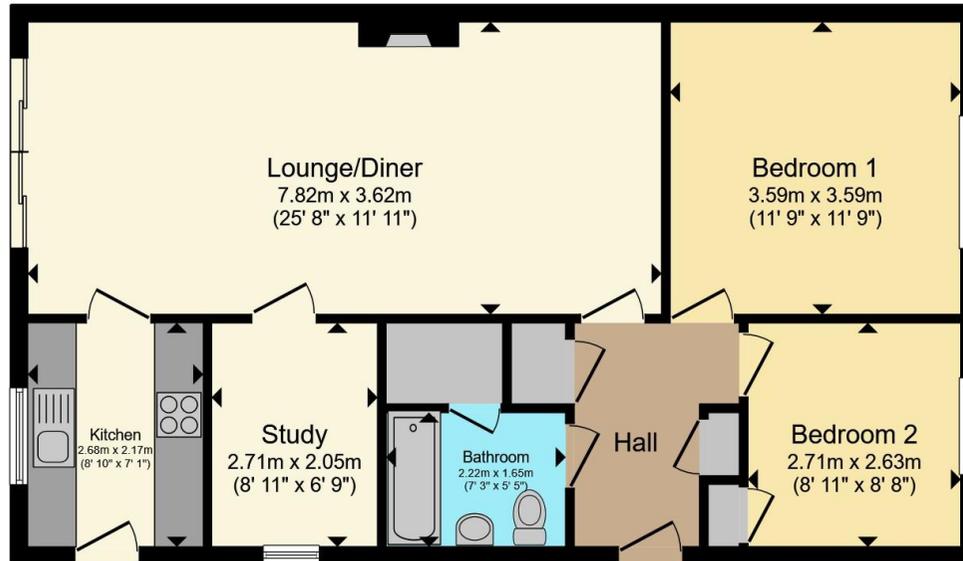
Parking

This property comes with allocated off road parking to the side for approximately three to four vehicles.









Floor Plan

Garage

Total floor area 86.7 m² (934 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: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107961



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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