



## 9 Bell Road

Rugby, Warwickshire, CV21 1GT

### Guide Price £200,000

Modern, two bedroom, semi detached property with tandem driveway situated off Technology Drive, near to Rugby college, the retail parks and train station.

Entrance hall, cloakroom/wc, lounge, fitted kitchen/diner, two double bedrooms, family bathroom, and enclosed rear garden. DBLG/GCH.



# Property Features

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- Modern Semi Detached
- Two Double Bedrooms
- Entrance Hall
- Cloakroom/WC
- Lounge
- Fitted Kitchen/Diner
- Family Bathroom
- Enclosed Rear Garden
- Tandem Driveway
- DBLG/GCH

## Full Description

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This well presented, semi detached property is conveniently located for Rugby College, the retail parks and Rugby train station, which offers a direct 52 minute commute to London Euston.

This modern residence offers spacious and versatile living accommodation across two floors, and boasts a plot with tandem driveway, and well maintained fore garden to the front aspect, and an enclosed garden with lawned and patio areas to the rear.

The accommodation comprises in brief of entrance porch, cloakroom/wc, lounge, and fitted kitchen/diner on the ground floor, with a landing, two double bedrooms and family bathroom to the first floor.

The property is very well presented throughout, and further benefits from double glazing and gas central heating to radiators.

Early inspection is highly recommended to avoid disappointment.

### **Ground Floor:**

Entrance Porch

Cloakroom 1.51m x 1.05m 4'11" x 3'5"

Living Room 4.49m x 2.97m 14'9" x 9'9"

Kitchen/Dining 4.58m x 2.58m 15'0" x 8'6"

### **First Floor:**

Landing

Bedroom One 4.58m x 2.58m 15'0" x 8'6"

Bedroom Two 4.58m x 2.42m 15'0" x 7'11"

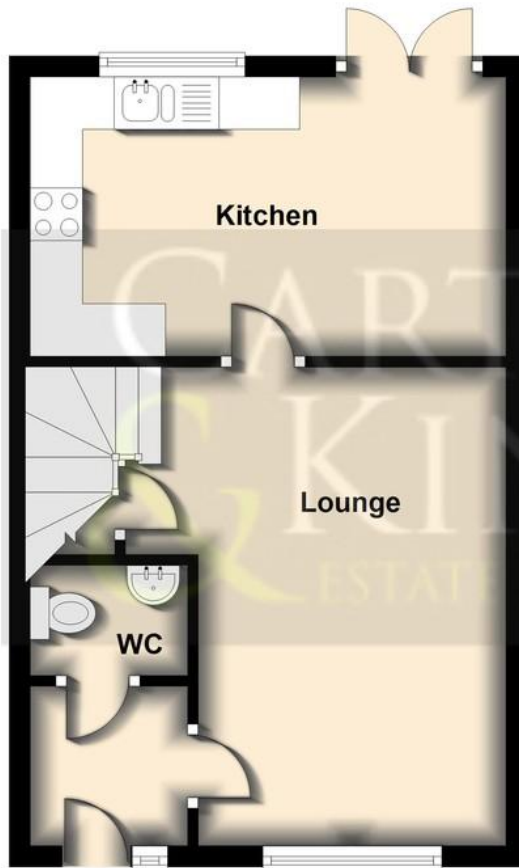
Bathroom 1.92m x 1.97m 6'4" x 6'6"



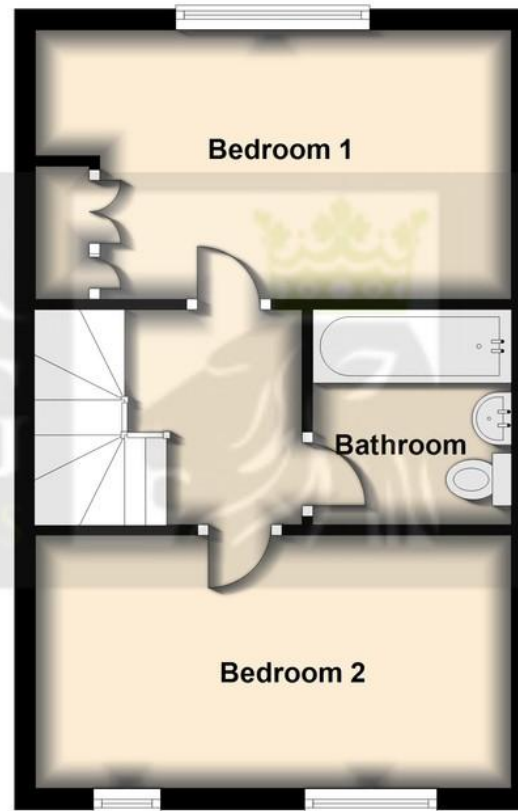




## Ground Floor



## First Floor



Dimension approximate for display purposes only  
Plan produced using PlanUp.

**Bell Road, Rugby**

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