



Connells

Marigold Close
Rugby



Property Description

EXCELLENT FIRST TIME BUYER OPPORTUNITY

Connells are delighted to bring to market this modern and well presented three bedroom home, nestled within the heart of Coton Park, Rugby on Marigold Close. In brief, this property comprises of; entrance, downstairs cloakroom, lounge, open plan kitchen/diner, three bedrooms with en suite and family bathroom. Externally, there is a low maintenance rear garden, and allocated off road parking. This property also benefits from gas central heating and double glazing.

Coton Park is North of 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. Coton Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.

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

Entrance

A welcoming entrance space with stairs rising to the first floor landing.

Downstairs Cloakroom

With low level WC, sink and frosted window to the front aspect.

Lounge

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

Kitchen/Diner

A modern open plan kitchen/diner, featuring a range off wall and mount base units, featuring a built in oven, electric hob and extractor fan, plus space for a dish washer and washing machine. Double doors leading to the rear garden and window to the rear aspect.

Landing

First floor landing.

Bedroom One

Master bedroom featuring a built in storage cupboards and window to the front aspect.

En Suite

En suite off master with a walk in shower, low level WC, sink and frosted 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.

Family Bathroom

Main bathroom with a built in bath and shower over, low level WC and sink.

Rear Garden

Rear garden laid to lawn with patio and storage shed.

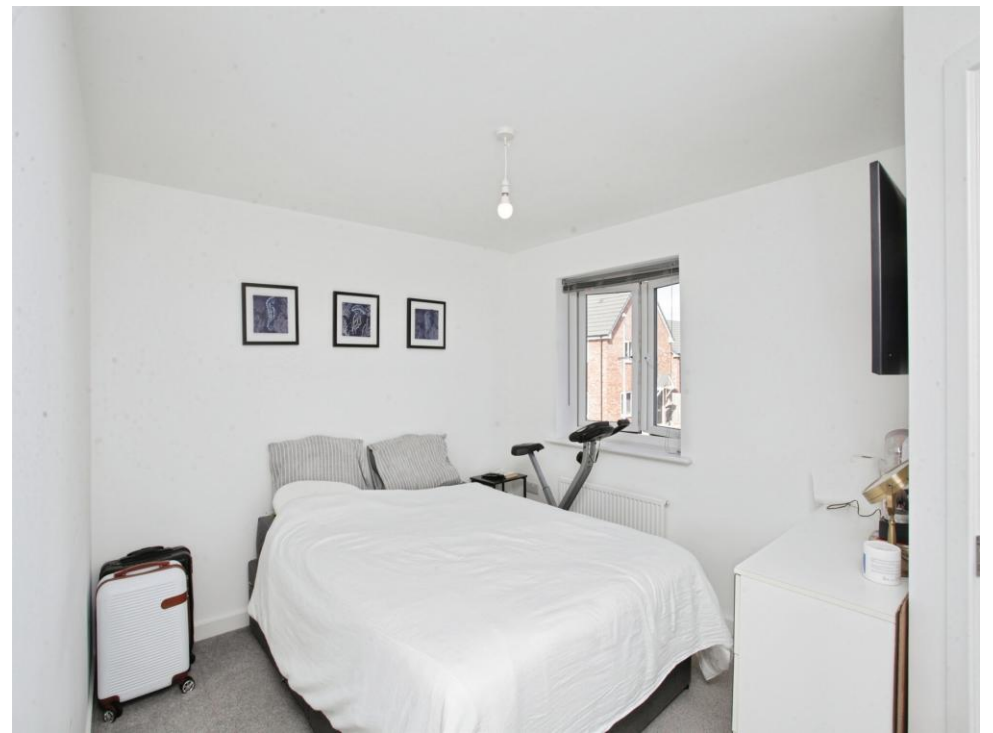
Parking

Allocated off road parking to the front aspect.

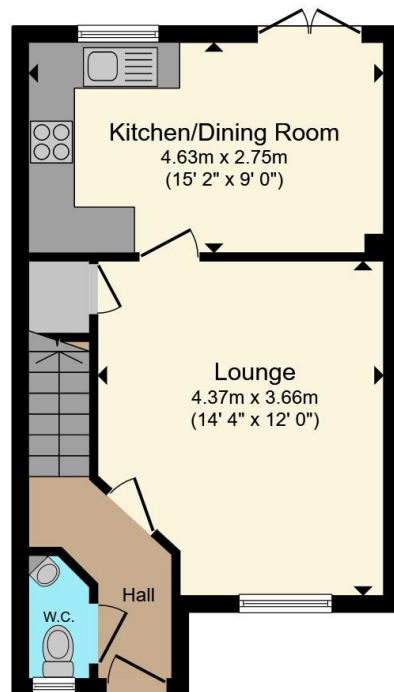
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

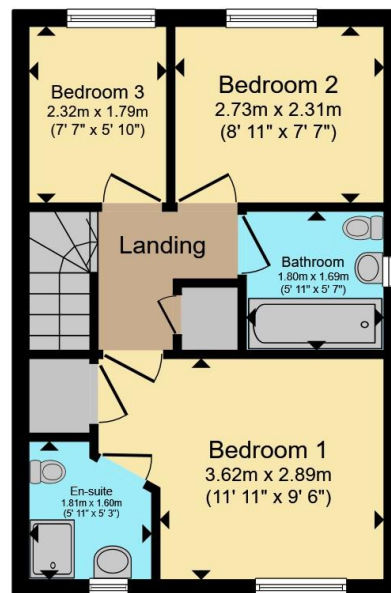








Ground Floor



First Floor

Total floor area 68.9 m² (741 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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
RUGBY CV21 2PE

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108229



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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