



Connells

Craven Road  
Rugby

Craven Road  
Rugby CV21 3JY

for sale offers in excess of  
**£220,000**



### Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are delighted to bring to market this well presented and deceptively spacious, three bedroom home located on Craven Road in Rugby. In brief, Craven Road comprises of entrance hall, lounge, dining room, kitchen, three good sized bedrooms, and family bathroom. Externally, there is a low maintenance rear garden and on street parking to the front. This property also benefits from gas central heating and is being sold with no onward chain.

This fabulous home is situated within walking distance of Rugby town centre and all of its amenities, schooling for all ages and Rugby's award winning Caldecott park. The location further benefits from excellent travel links which includes walking distance to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6.

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 hall with stairs rising to the first floor landing.

## Lounge

Spacious family lounge featuring a bay window to the front aspect.

## Dining Room

Dining room/versatile second reception room featuring a window to the rear aspect. Ideal for this who need a home office.

## Kitchen

Featuring a range of wall and mount base units, with integrated appliances including a built in oven and four ring electric hob. There is additional appliance space for a fridge freezer, dish washer and washing machine. The room also features a plenty of storage cupboards and an ideal pantry, side door leading to the rear garden, plus two windows to the side aspect.

## Landing

First floor landing with a built in storage cupboard and loft hatch providing loft access.

## Bedroom One

Featuring space for a wardrobe and 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.

## Bathroom

Family bathroom with a built in bath and shower over, low level WC, sink and frosted window to the rear aspect.

## Rear Garden

A well maintained good sized rear garden with patio and rear accessibility.

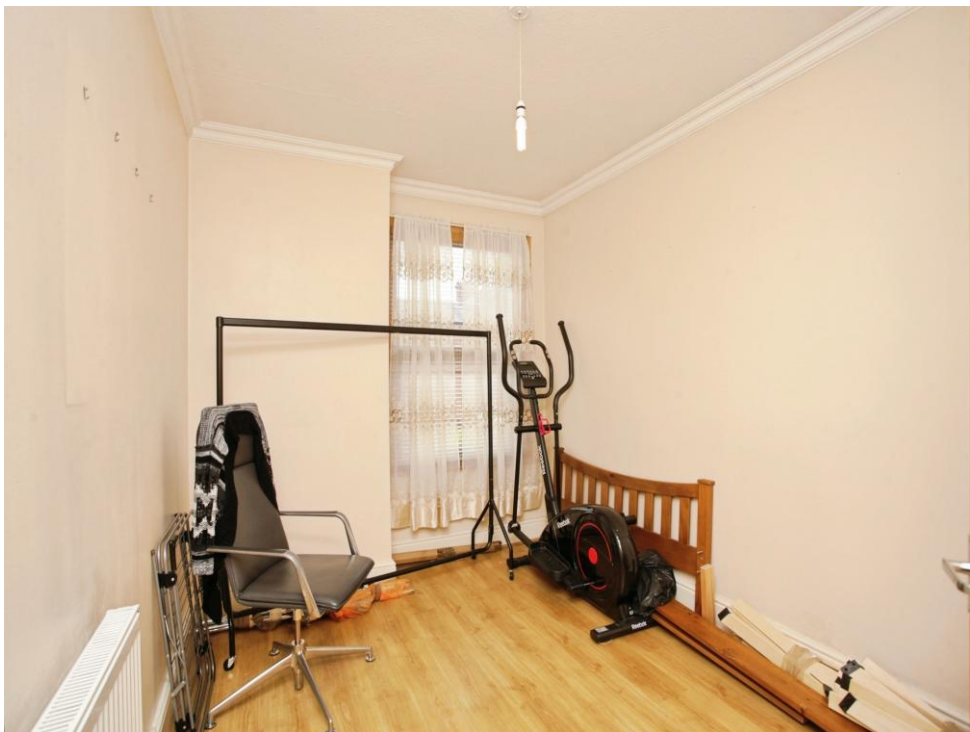
## Parking

This property has on street parking available to the front on a first come first served basis.

## 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.









Total floor area 92.6 m<sup>2</sup> (997 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107881](http://connells.co.uk/Property/RBY107881)**



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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