



NORTHCOTE ROAD, RUGBY, CV21 2EJ



Property Description

*** VIEWINGS COMMENCE SATURDAY 5TH SEPTEMBER AT 11AM ***

Being offered with no onward chain and ready to move into. The property is ideally positioned within easy walking distance of Rugby town centre and next to open parkland / recreational space. This Victorian terraced home maintains a number of original features such as Minton tiled entrance hall and picture rails.

In brief the property comprises of, entrance hall, open plan living / dining room. Good sized kitchen with a range of modern wall and floor mounted units to include white goods, with space for a small table and chairs at the end next to double doors out onto the rear garden. On the first floor there are three good sized bedrooms and a family bathroom.

To the rear of the property is a private garden with patio area and lawn along with garden shed at the end. Parking is on street.

This home is over 1000sqft and enjoys convenient access to the town centre where there are an excellent selection of high street brands, independent retailers, bars, restaurants and leisure facilities. Rugby railway station is also within walking distance, offering frequent direct services to London Euston with journey times of under 50 minutes, making the area particularly well suited to commuters.

The property is also exceptionally well connected by road, with easy access to the M6, M1, A5 and A45 providing excellent links across the Midlands and beyond. A choice of well-regarded junior and senior schools are within easy reach, including the highly regarded Lawrence Sheriff School, which is just a short walk from the property. Rugby railway station is approximately 1.7 miles away, Elliott's Field Retail Park is around 1.2 miles away, while Junction 1 of the M6 is approximately 5 miles from the property.

This property must be viewed to appreciate.





Key Features

- Viewings commence Saturday 5th September 11am
- Offered with no onward chain
- Measuring over 1000 sqft of accommodation
- Walking distance to town centre
- Open plan living downstairs
- Three bedrooms and a family bathroom on the first floor
- Private rear garden
- Ready to move into

Local Authority – Rugby Borough Council

Council Tax – Band B

Tenure – Freehold



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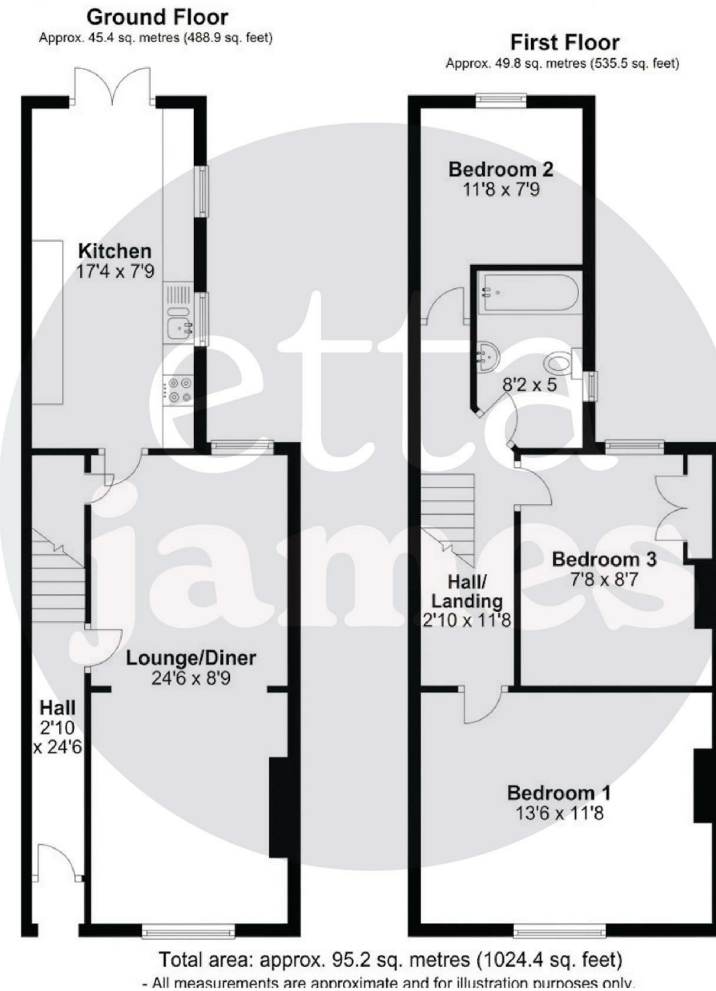
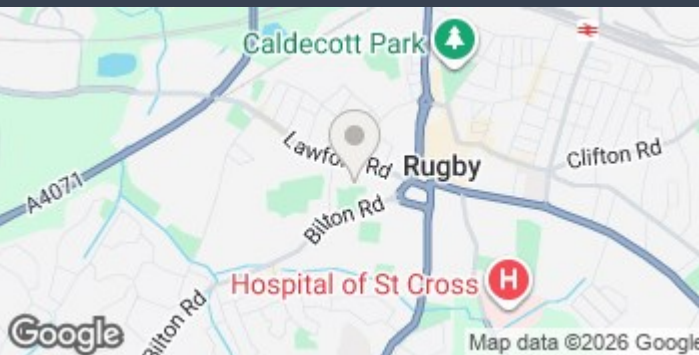
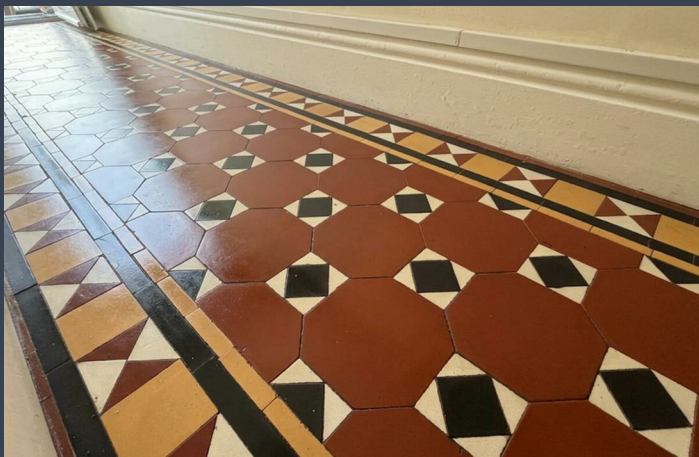


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To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

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