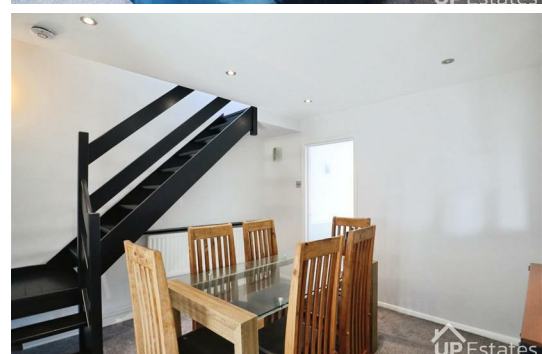




2 Bedroom House - Terraced
located on Vicarage Hill, Rugby
£200,000

UP Estates



NO UPWARD CHAIN | BRAND-NEW BOILER |
DECORATED THROUGHOUT | SPACIOUS TWO DOUBLE
BEDROOM HOME | SOUGHT-AFTER LOCATION
BETWEEN RUGBY AND CLIFTON UPON DUNSMORE |
FANTASTIC POTENTIAL

This spacious two double bedroom home is offered to the market with no upward chain and benefits from a brand-new boiler and fresh decoration throughout. It presents an excellent opportunity for first-time buyers or professionals looking for a well-presented home that they can make their own.

The property welcomes you through a practical entrance porch before opening into a bright and inviting living room, beautifully enhanced by a stunning bay window that fills the room with natural light while offering pleasant views over the front aspect. This lovely space is ideal for relaxing after a long day. Leading through, the generous dining room provides the perfect setting for family meals and entertaining guests, with an attractive corner staircase adding character as it rises to the first floor.

Positioned at the rear of the property is the modern kitchen, fitted with an abundance of stylish cabinets, marble-effect worktops and ample preparation space. A striking skylight allows daylight to pour into the room, creating a bright and welcoming atmosphere, while a door provides direct access to the enclosed rear garden.

Completing the ground floor is the family bathroom, offering fantastic scope for renovation and allowing the new owner to design a space that perfectly suits their taste. Upstairs, the property boasts two generously sized double bedrooms, both offering comfortable accommodation with plenty of room for furnishings.

Externally, the property benefits from on-street parking to the front. To the rear is a garden and patio area, perfect for relaxing and entertaining, with further potential to landscape and create an ideal outdoor space.

£200,000

- NO UPWARD CHAIN
- SPACIOUS TWO BEDROOM DOUBLE BEDROOM HOME
- BRIGHT AND AIRY LIVING ROOM WITH AN ATTRACTIVE BAY WINDOW
- MODERN KITCHEN WITH MARBLE-EFFECT WORKTOPS AND SKYLIGHT
- GROUND FLOOR FAMILY BATHROOM
- PRIVATE REAR GARDEN AND PATIO AREAS FOR RELAXING AND ENTERTAINING
- HIGHLY SOUGHT AFTER AREA ON THE OUTSKIRTS OF RUGBY AND CLIFTON UPON DUNSMORE
- IDEAL PURCHASE FOR FIRST TIME BUYERS AND PROFESSIONALS
- EXCELLENT POTENTIAL TO MODERNISE AND PUT YOUR OWN STAMP ON



Throughout, this home offers exceptional potential to develop, making it an exciting prospect for those looking to put their own stamp on a property. Combined with its desirable village location, excellent transport links into Rugby and surrounding areas, and spacious layout, this is a wonderful opportunity not to be missed.



IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no



delays in agreeing the sale.

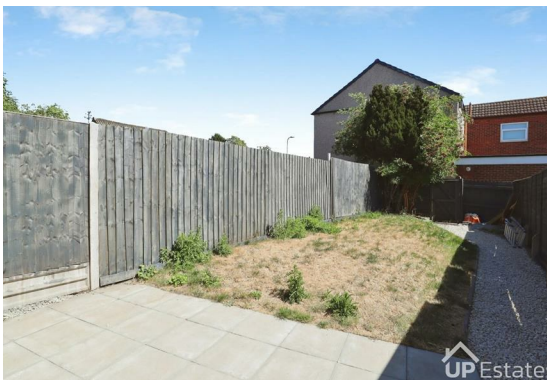
While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.



All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.

Vicarage Hill, Clifton Upon Dunsmore, Rugby



Total Area: 67.0 m² ... 721 ft²

All measurements are approximate and for display purposes only

CONTACT

41 Regent Street
Rugby
CV21 2PE

E: rugby@upestates.co.uk
T: 01788 729922

 **UP** Estates