







3 Bedroom House - End Terrace

located on Bond End, Rugby

£425,000

UP Estates

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£425,000

- THREE BEDROOM END TERRACED HOME
- NO UPWARD CHAIN
- FULLY RENOVATED THROUGHOUT
- BEAUTIFULLY DESIGNED ACCOMMODATION
- OPEN PLAN KITCHEN DINER
- TWO DOUBLE BEDROOMS & ONE SINGLE
- MODERN FAMILY SHOWER ROOM
- LARGE REAR GARDEN BACKING ONTO FIELDS
- PEBBLED DRIVEWAY FOR MULTIPLE VEHICLES
- HIGHLY SOUGHT-AFTER VILLAGE LOCATION

THREE BEDROOM END TERRACE HOME | FULLY RENOVATED | OPEN PLAN KITCHEN DINER | LARGE REAR GARDEN BACKING ONTO FIELDS | PEACEFUL VILLAGE LOCATION

Nestled within the highly sought-after and historic conservation village of Monks Kirby, this beautifully renovated three bedroom end terrace home offers a wonderful combination of village living, modern accommodation and attractive countryside surroundings. Offered with no upward chain, the property is situated within walking distance of St Edith's Church and is ideally positioned for access to Rugby, Coventry and wider commuter routes.

The accommodation begins with a welcoming entrance hall leading into a generous living room, providing a comfortable main reception space. To the rear is a beautifully designed open plan kitchen diner, offering an excellent setting for both everyday living and entertaining. The ground floor also benefits from a modern bathroom with skylight, providing useful additional facilities. Upstairs, there are two well proportioned double bedrooms alongside a generous single bedroom. A modern family shower room completes the first floor, with the accommodation having been fully renovated and thoughtfully designed throughout.

Externally, the property enjoys a large rear garden which backs directly onto fields, providing an attractive rural outlook and a good degree of privacy. To the front is a pebbled driveway providing parking for multiple vehicles, alongside a lawned area.

This is a rare opportunity to acquire a beautifully renovated home within one of Warwickshire's most picturesque village settings, combining a peaceful rural environment with convenient access to nearby towns and commuter routes.





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.



Bond End, Monks Kirby, Rugby





Total Area: 101.6 m² ... 1093 ft²

All measurements are approximate and for display purposes only

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