



45 Grasmere Close, Rugby, CV21 1LR

Offers over £210,000





45 Grasmere Close

Rugby, CV21 1LR

- No Onward Chain
- Three Bedrooms
- Open Plan Living/Dining
- Private Rear Garden
- Scope to Add Value
- End of Terrace
- Private Part of the Road
- Plenty of Storage
- Garage to Rear
- EPC Rating D

Have you been looking for a generously sized home in a private location? Have you been hoping to find a property with scope to put your own stamp on it? Have you been hoping to be on the North Side of Rugby, with all of the retail parks and accesses to the transport links on your doorstep? IF you have, this might just be the home for you!

Welcome to Grasmere Close!



Entrance Hallway

Kitchen 11' x 7'5 (3.35m x 2.26m)

Living/Dining Room 19'7 x 11'5 (5.97m x 3.48m)

Landing

Bedroom 1 13'8 x 11'5 (4.17m x 3.48m)

Bedroom 2 12'6 x 7'6 (3.81m x 2.29m)

Bedroom 3 11'6 x 5'7 (3.51m x 1.70m)

Bathroom 6'8 x 5'6 (2.03m x 1.68m)

WC 4'8 x 2'8 (1.42m x 0.81m)

Note from the Agents



This property is position off the road, and looks out onto a grassed area, and so is more private than many similar houses on the street. The home itself is an end of terrace property, and so is only attached to one neighbour. The property briefly comprises; to the ground floor, an entrance hallway with three internal cupboards, a kitchen, and an open plan living/dining room. To the first floor are the three bedrooms, and a separate bathroom and WC.

This home also benefits from an external storage cupboard to the front of the property, and a garage to the back of the private rear

garden.

The home comes with no onward chain.

The property is sold with Freehold title, and has no community service charge to pay. The property is Council Tax Band B, with Rugby Borough Council.

For more information, or to arrange your private viewing, call Shires & Co Estate Agents.

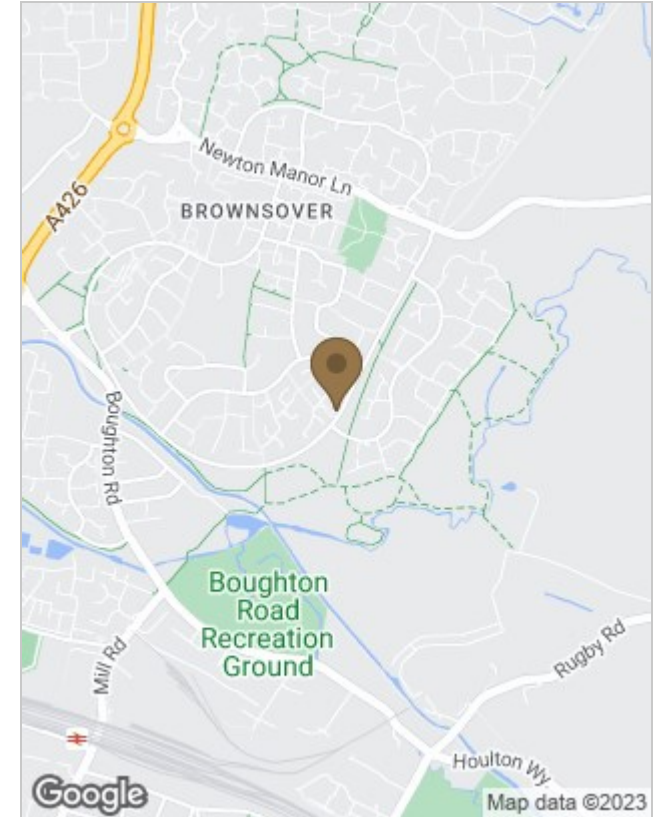




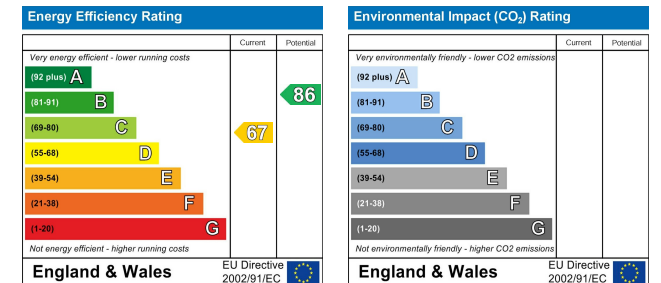
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Rugby Office on 01788 726726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.