







7 Chicory Drive

, Rugby, CV23 0UB

Modern, Two-Bedroom, End-Terrace Home on a Generous Corner Plot – Sought-After Rugby Location.

This beautifully presented, two-bedroom, end-terrace property offers stylish, modern living throughout and occupies a desirable corner plot, providing space, privacy and driveway off road parking space for one vehicle. Ideal for first-time buyers or those looking to downsize, this home is ready to move straight into.

Externally, the property benefits from a well-maintained front garden, while to the rear is an enclosed garden featuring a patio seating area and a lawn—perfect for relaxing or entertaining.

Internally, the accommodation comprises a welcoming entrance hall leading to a refitted, contemporary white gloss kitchen, thoughtfully designed with both style and functionality in

Guide price £210,000

7 Chicory Drive
, Rugby, CV23 0UB

2 1 1 C

- Modern two-bedroom end-terrace property
- Spacious lounge diner with garden access
- Enclosed rear garden with patio and lawn
- Ideal for first-time buyers or downsizers in a sought-after Rugby location
- Occupying a generous corner plot
- Two well-proportioned double bedrooms
- Gas central heating and double glazing throughout
- Stylish refitted white gloss kitchen
- Contemporary refitted shower room
- Beautifully presented and ready to move into

Entrance Hall
6'3" x 5'7" (1.92 x 1.72)

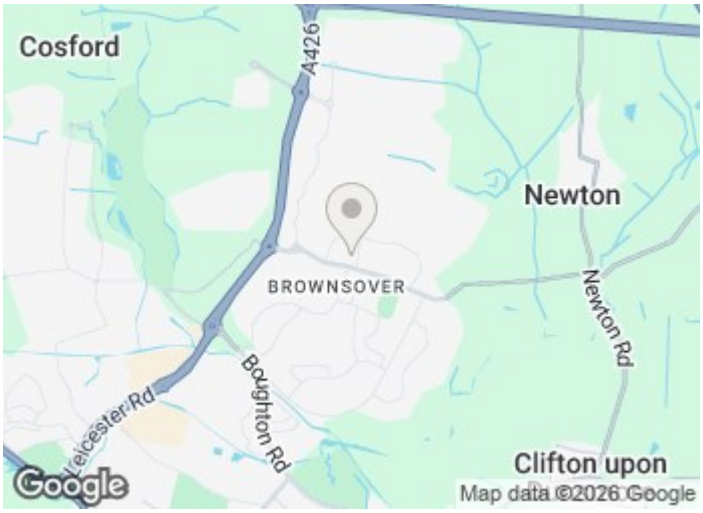
Kitchen
8'9" x 6'5" (2.69 x 1.96)

Lounge/Diner
16'9" x 12'9" (5.13 x 3.91)

Bedroom One
12'10" x 11'7" (3.92 x 3.55)

Bedroom Two
11'8" x 6'5" (3.56 x 1.98)

Bathroom
5'8" x 5'7" (1.75 x 1.71)



Directions

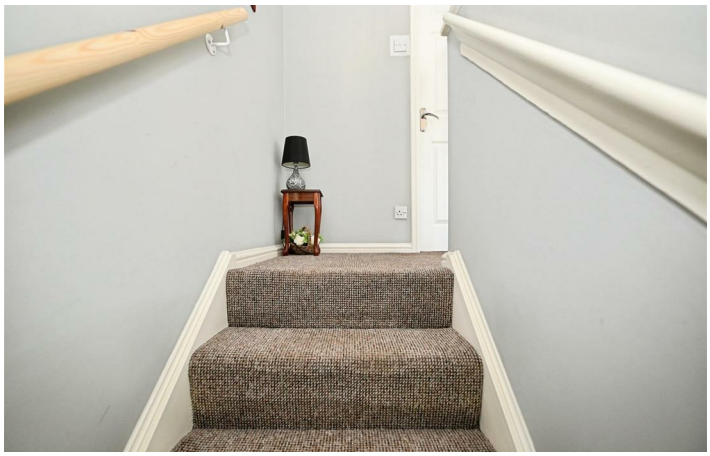








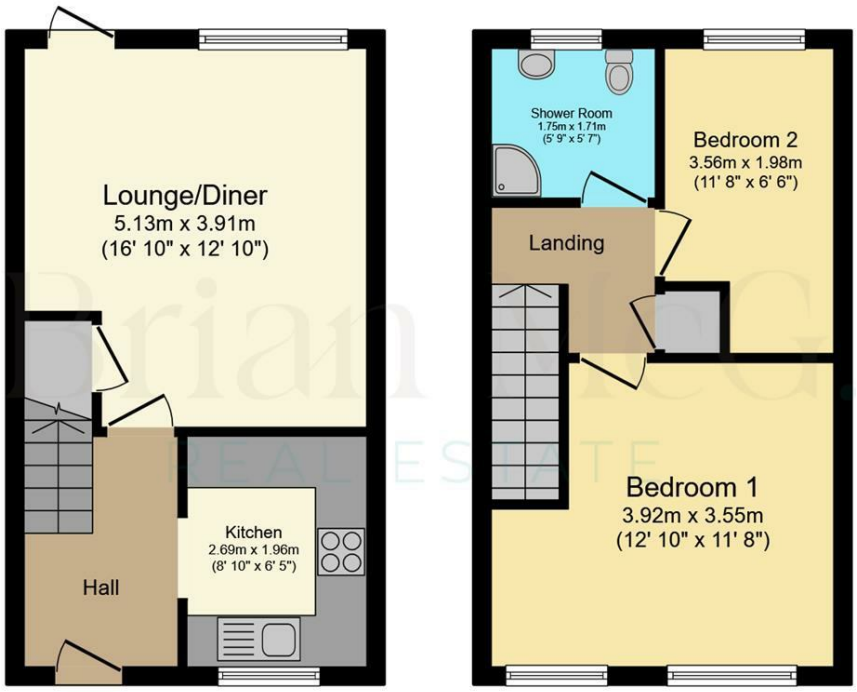








Floor Plan



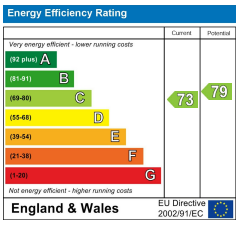
Ground Floor
Floor area 28.8 sq.m. (310 sq.ft.)

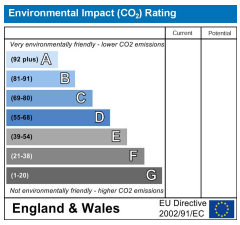
First Floor
Floor area 28.8 sq.m. (310 sq.ft.)

Total floor area: 57.7 sq.m. (621 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





Office 205, Eastlands Court Business Centre, St.Peters Road, Rugby, Warwickshire, CV21 3QP
Tel: 03303 904160 Email: info@brianmcg.co.uk https://www.brianmcg.co.uk