

## 1 Parsons Close , Rugby, CV21 1FJ

A beautifully presented four-bedroom semi-detached family home, ideally positioned just moments from Rugby Train Station and excellent commuter links.

Situated just off Technology Drive in one of Rugby's most convenient and well-connected locations, this modern four-bedroom semi-detached property offers spacious and versatile accommodation throughout, making it an ideal purchase for families and professional commuters alike.

Perfectly placed within a two-minute stroll of Rugby Train Station, providing direct fast rail links to London Euston in under 50 minutes, while also benefiting from easy access to the M6, M1 and M45 motorway networks.

The property itself is offered in excellent order throughout and immediately impresses with its high ceilings, large windows and abundance of natural light, creating a wonderful sense of

Guide price £375,000

# 1 Parsons Close , Rugby, CV21 1FJ



- Four-bedroom modern semi-detached family home
- Full-width fitted kitchen/diner with garden access
- Tandem driveway and single garage
- Walking distance to Elliot's Field & Junction One Retail Parks
- Fast rail links to London Euston in under 50 minutes
- High ceilings and large windows throughout
- Enclosed rear garden with raised decking patio area
- Spacious bay-fronted lounge filled with natural light
- Principal bedroom with en-suite shower room
- Just a two-minute walk to Rugby Train Station

Entrance Hall

Lounge

WC

Kitchen/Diner

Bedroom One

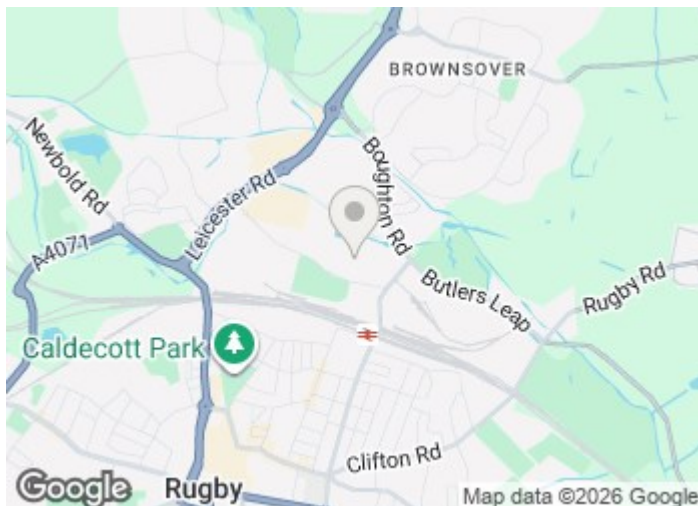
En-Suite

Bedroom Two

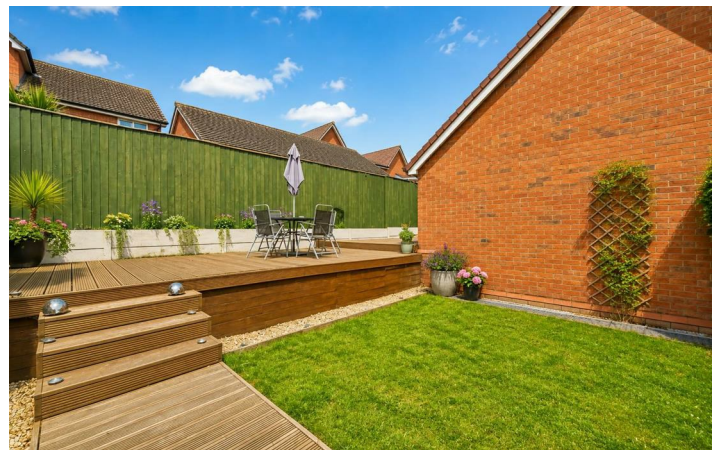
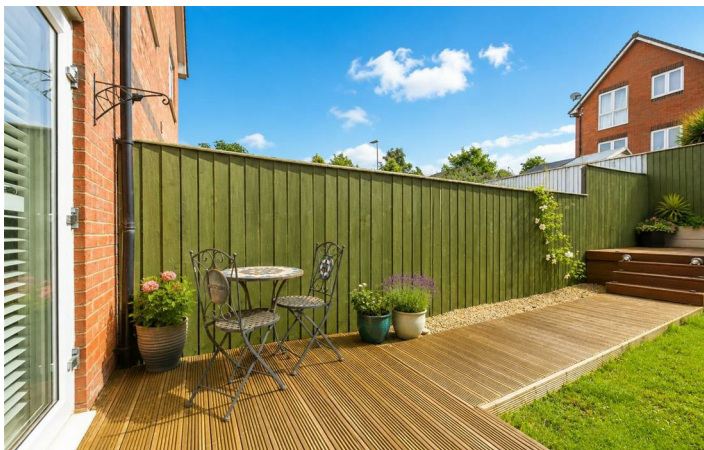
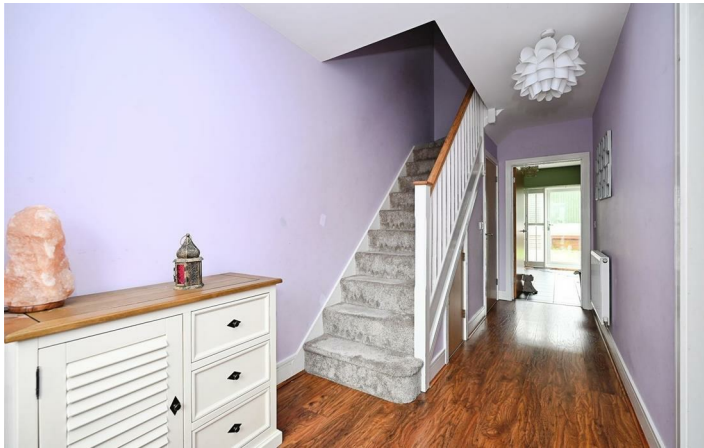
Bedroom Three

Bedroom Four

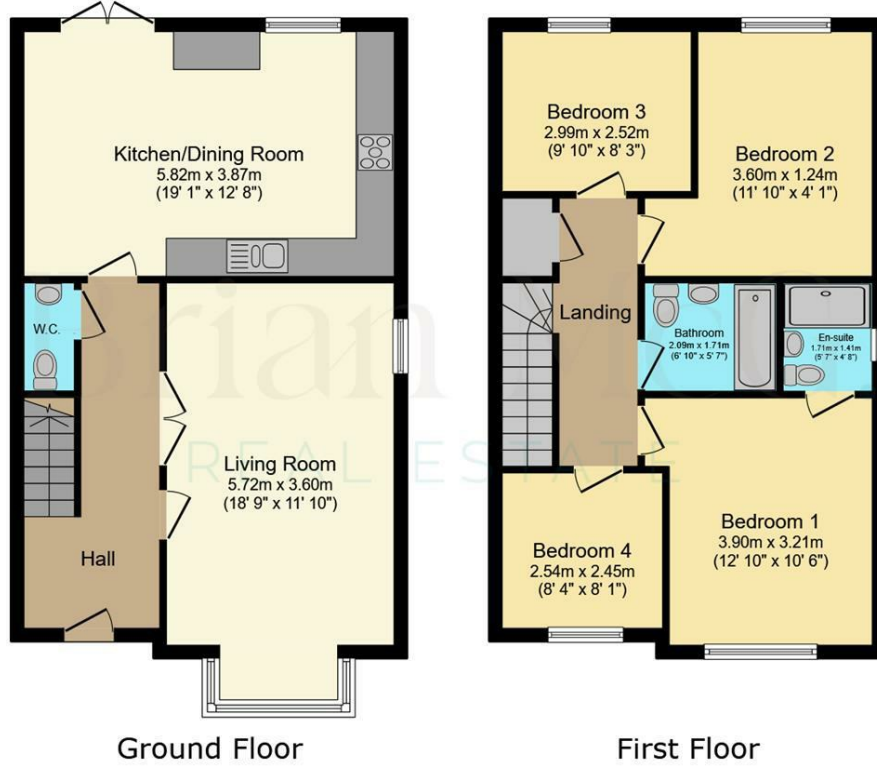
Family Bathroom



Directions



# Floor Plan



Total floor area: 113.5 sq.m. (1,221 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](http://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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

