



Aspen Road, Eden Park, Rugby, CV21 1SF



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer for sale this two bedroom freehold coach house situated on the popular Eden Park development. Ideally positioned for easy access to M1/M6/A14 motorway links as well as being within walking distance of the Elliotts Field and Junction One retail parks and all of the excellent retail and leisure facilities they offer.

This superb coach houses is offered in immaculate condition throughout. In brief the property comprises: entrance hallway with personal door into the integral garage. Stairs lead up to the main accommodation which boasts a generously proportioned double bedroom with built in wardrobes, a second double bedroom, spacious open plan kitchen/dining/living room. The kitchen is fitted with modern white units with integrated washing machine, under counter fridge and freezer, oven, gas hob and extractor. A large storage cupboard and bathroom complete this fantastic accommodation. The property further benefits from gas central heating and upvc double glazing throughout.

The integral garage benefits from a window to the front aspect, giving prospective buyers a perfect opportunity to convert to additional living space. There is additional parking to the rear of the coach house.

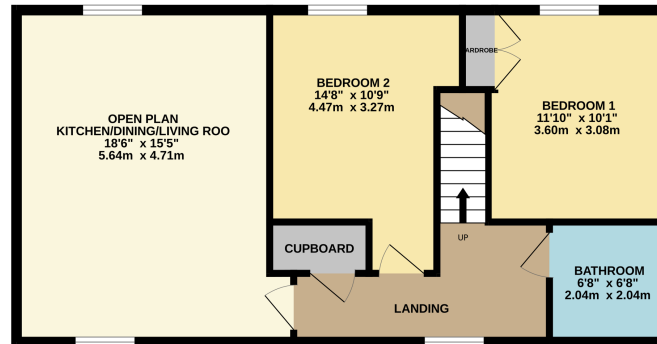
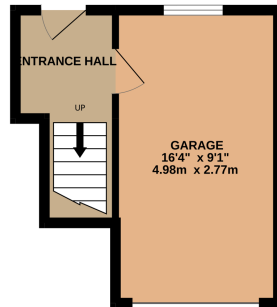


- FREEHOLD COACH HOUSE
- 2 DOUBLE BEDROOMS
- IMMACULATE THROUGHOUT
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- GAS CENTRAL HEATING
- INTEGRAL GARAGE
- OFF ROAD PARKING
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN
- EPC RATING - C



BASEMENT
205 sq.ft. (19.1 sq.m.) approx.

FIRST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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