

**30 Harrowell Close  
Cawston  
RUGBY  
CV23 9GF  
£315,000**



- **THREE DOUBLE BEDROOMS**
- **MODERN FITTED KITCHEN/DINING ROOM**
- **SOLAR PANELS**
- **OFF ROAD PARKING FOR SEVERAL VEHICLES**
- **SEMI DETACHED**
- **ENSUITE TO MASTER**
- **ELECTRIC VEHICLE CHARGING POINT**
- **ENERGY EFFICIENCY RATING B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom semi detached family home located in the ever popular location of Cawston. In brief, the accommodation comprises; entrance hall, ground floor w.c., lounge, kitchen/dining room, utility room, three double first floor bedrooms, an ensuite shower room, and a family bathroom. This property also benefits from upvc double glazing, gas radiator central heating, solar panels, an electric vehicle charging point, and off road parking for four vehicles.

The property is conveniently located for a range of local shops and amenities, Cawston Grange Primary School and Rugby's outstanding independent preparatory school. There are countryside walks close by and easy access to Rugby relief road which is ideal for commuters requiring the town centre or M6. Rugby Railway Station is a ten minute drive and operates mainline services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via opaque part glazed door into:

#### **Entrance Hall**

Stairs rising to first floor. Doors off to lounge, kitchen/dining room and w.c.

#### **Lounge**

18'2" x 10'2" (5.54m x 3.10m)

Window to front. Two windows to side. Radiator. Television point.

#### **Kitchen / Dining Room**

18'2" x 8'8" (5.55m x 2.65m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in oven and gas hob with extractor fan over. Built in fridge and freezer. Built in dishwasher. Radiator. Cupboard housing gas central heating boiler. Window to front. Window to side. French doors opening to garden.

#### **Utility Room**

Base unit with work surface space. Integrated washing machine. Radiator. Understairs storage cupboard. Extractor fan.

#### **Downstairs WC**

With suite to comprise low level w.c. and pedestal wash hand basin. Coordinated part tiled wall. Vinyl floor covering. Radiator. Extractor fan.

#### **First Floor Landing**

Access to loft space. Radiator. Doors off to bedrooms and bathroom.

#### **Bedroom One**

13'9" x 10'2" (4.21m x 3.11m)

Window to front. Radiator. Door to ensuite.

#### **Ensuite Shower Room**

With suite to comprise; shower cubicle with mixer shower, low level w.c. and pedestal wash hand basin. Coordinated part tiled walls. Radiator. Extractor fan. Opaque window to front.

#### **Bedroom Two**

8'10" x 10'2" (2.70m x 3.11m)

Window to front. Radiator

**Bedroom Three**

8'10" x 8'10" (2.70m x 2.70m)

Window to side. Radiator.

**Bathroom**

With suite to comprise; panelled bath with mixer shower over. low level w.c. and pedestal wash hand basin. Coordinated part tiled walls. Radiator. Extractor fan. Opaque window to side.

**Side Garden**

Laid to block paving. Summer house. Storage shed. Pergola. Enclosed by timber panel fencing and brick wall. Gated pedestrian access.

**Front Garden**

Laid to gravel with a variety of trees and shrubs. Off road parking for four cars. Electric vehicle charger.

**Agents Note**

Local Authority: Rugby

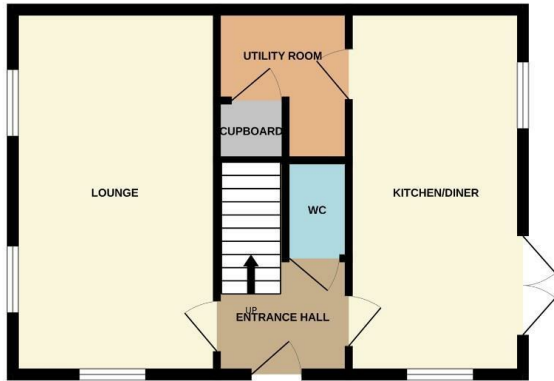
Council Tax Band: D

Energy Efficiency Rating: B

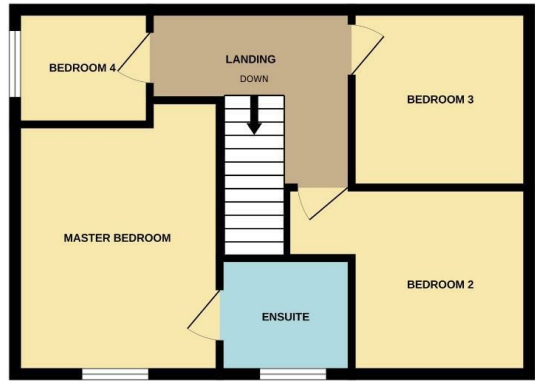




GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.