



Scan me to get a **detailed property report & valuation** on your house!



Fay Mews,
Offers Over £325,000

complete ●●●
ESTATE AGENTS

Fay Mews, , Rugby

Tucked away in a quiet location close to town and the shopping parks. You have a nice sized kitchen and a brilliant living room for the family to enjoy on the ground floor. On the first floor the property boasts three beautifully designed bedrooms, each offering something unique. The first bedroom is a spacious double room, bathed in natural light, with a luxurious en-suite and a generous walk-in closet. Bedroom number two is another double, featuring lovely built-in wardrobes to neatly store all your belongings. This property isn't just about the indoor living spaces; There's a well designed rear garden with seating, grass and flower beds. There's the convenience of a garage and ample parking space, perfect for families with multiple vehicles or couples who love road trips. For more information and to arrange a viewing call us on 01788 550800

To the front of the property

Located in a quiet tucked away area. you have parking to the front for several over properties and then your own private parking leading to the property.

Entrance hall

A bright spacious entrance giving access around the property.

Kitchen 11'10 x 7'6 (3.61m x 2.29m)

A fantastic space with lots of work surface and storage areas. You have space for a fridge/freezer and washing machine and a built in dish washer, oven and electric hob.

W.C.

A two piece suite to the front of the property.



Living room 12'9 x 15'0 (3.89m x 4.57m)

A fantastic space to the rear of the property beautifully decorated and giving access to the garden through the patio doors.

Bedroom one 14'5 x 9'0 (4.39m x 2.74m)

A good size double bedroom to the rear of the property, open to the...

Walk in wardrobe & En-suite 4'7 x 6'6 + 5'9 x 9'8 (1.40m x 1.98m + 1.75m x 2.95m)

An amazing addition housing lots of wardrobe and storage space and then leading to the en-suite with a double shower cubicle.

Bedroom two 13'7 x 9'8 (4.14m x 2.95m)

Another good double bedroom, with built in wardrobes to the front of the property.

Bedroom three 11'2 x 7'2 (3.40m x 2.18m)

A small double or large single bedroom also to the front of the property.

Bathroom 6'2 x 7'5 (1.88m x 2.26m)

With a shower over the bath and finished with tiled walls.

Rear garden

SOUTH FACING - A nice size garden with grass and seating areas with flower bed borders.

Garage

Accessed from the garden or the up and over door from the driveway to the front of the property. this is a good size single garage with power and lighting.

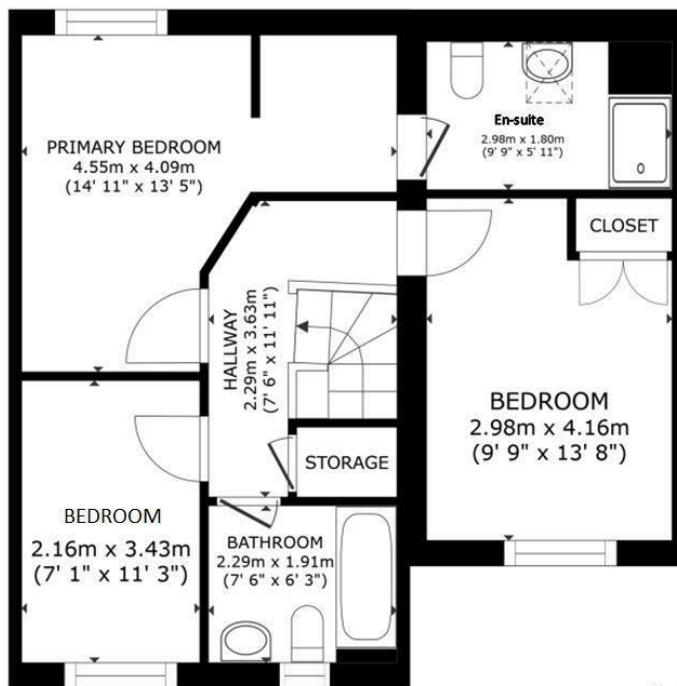
Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 34.7 m² (374 sq.ft.) FLOOR 2 54.8 m² (590 sq.ft.)
TOTAL : 89.6 m² (964 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

complete SALES & LETTINGS

complete



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

complete ESTATE AGENTS