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Hughes Close,
Guide Price £350,000

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ESTATE AGENTS

Hughes Close, , Rugby

Welcome to Hughes Close, Rugby - a charming location for this stunning detached house! This property boasts a spacious 1,163 sq ft of living space, perfect for a family looking for room to grow. As you step inside, you are greeted by a warm and inviting reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The two bathrooms in this house provide convenience and privacy, making busy mornings a breeze. Built in 2018, this property offers modern amenities and a contemporary feel throughout. One of the standout features of this house is the parking space for two vehicles, a rare find in many properties. Say goodbye to the hassle of searching for parking after a long day at work! Located in a desirable area, this house in Hughes Close is a wonderful opportunity for those seeking a comfortable and stylish home. Don't miss out on the chance to make this property your own and enjoy the convenience and comfort it has to offer.

To the front of the property

Block paved leading to the double tandem driveway and path to the front door.

Entrance hall

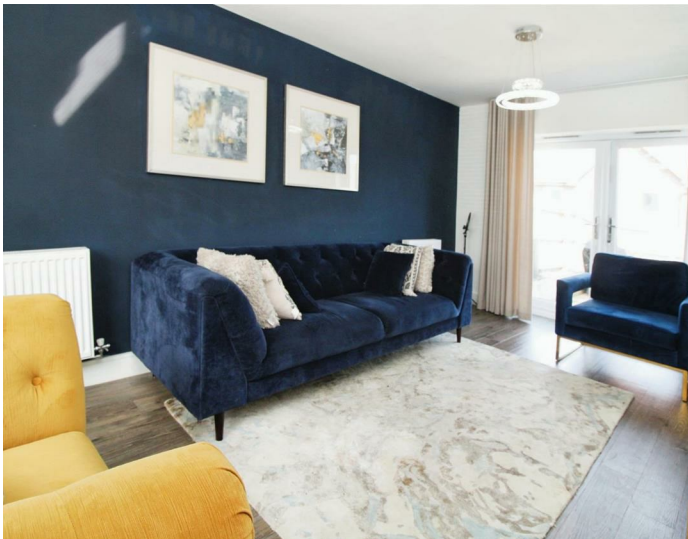
Well presented with hard wearing wood effect flooring.

Living room 18'0" x 10'0" (5.50 x 3.05)

A well designed bright room with a window to the front and patio doors to the rear.

Kitchen diner 18'0" x 8'11" (5.50 x 2.72)

The kitchen is to the front with plenty of work surface and storage cupboards. The are patio doors to the rear by the dining area. you also have tiled flooring and a utility storage cupboards.



w.c.

With a two piece suite, and wood effect flooring.

Bedroom one 9'11" x 9'1" (3.03 x 2.77)

A good size double bedroom to the front of the property with built in wardrobe space.

en-suite

With a double shower cubicle, finished with tiled walls.

Bedroom two 10'2" x 10'0" (3.12 x 3.06)

A double bedroom to the front of the property with storage space.

Bedroom three 10'2" x 6'10" (3.10 x 2.10)

Another good size bedroom with wardrobe space to the rear of the property.

Bathroom

With a shower over the bath finished with tiled walls.

Garden

With a patio by the house and grass to the rear fence.

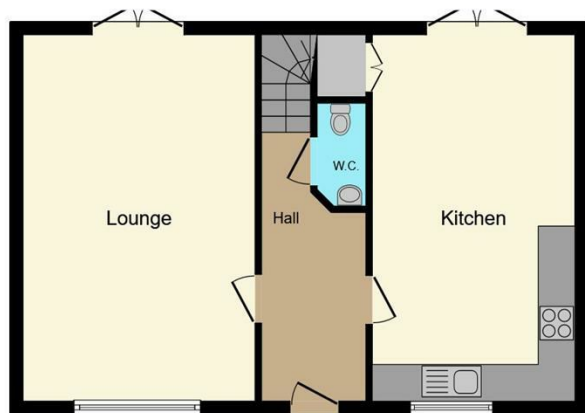
Rugby Borough Council

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

About Rugby

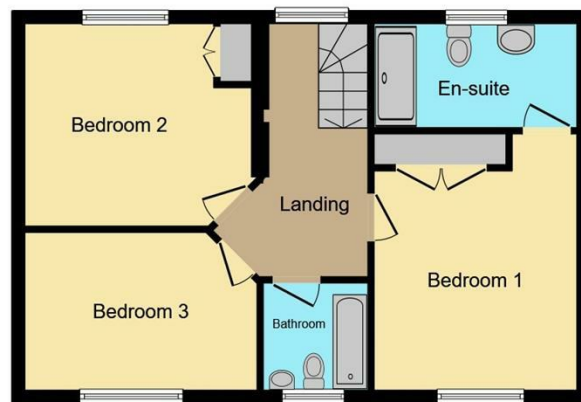
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.





Ground Floor

Floor area 53.7 m² (578 sq.ft.)



First Floor

Floor area 53.7 m² (578 sq.ft.)



TOTAL: 107.4 m² (1,156 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

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.

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