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Pipit Walk,  
Asking Price £295,000

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ESTATE AGENTS



# Pipit Walk, , Rugby

Complete Estate Agents are pleased to offer for sale this charming property located on Pipit Walk in the sought-after area of Coton Meadows, Rugby. This delightful house boasts 2 reception room, perfect for entertaining guests or relaxing with family. With 4 spacious bedrooms and 2 bathrooms, there is ample space for everyone in the household. One of the standout features of this property is the conservatory, providing a lovely space to enjoy the natural light and views of the low maintenance garden. Imagine sipping your morning coffee or hosting a dinner party in this beautiful setting.

Parking will never be an issue with space for a vehicle and a garage, ensuring convenience and security for your vehicles. The no chain status of this property means a smooth and hassle-free buying process for the lucky new owners.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer.

## Entrance Hall

## Cloakroom

## Study / Snug 11'5" x 8'0" (3.48 x 2.44)

Radiator. Window to front.

## Kitchen 14'11" x 14'9" (4.55 x 4.52)

Fitted kitchen with matching base and eye level units with ample worktop. Stainless steel sink with mixer tap and single drainer finished with tiled splash back throughout. Fitted washer/dryer, dishwasher, double width electric oven and five ring gas hob and extractor hood. Included freestanding fridge/freezer. uPVC double glazed window and french double door to conservatory.





## Conservatory

Glazed to three sides. Sliding patio door to garden

## First Floor Landing

Airing Cupboard.

## Bedroom One 12'0" x 8'3" (3.66 x 2.54)

Built in wardrobe. Radiator. Window to front.

## En Suite 6'2" x 6'0" (1.88 x 1.83)

Low flush WC, freestanding wash basin and glazed fitted shower.

## Lounge 14'9" x 12'5" (4.50 x 3.81)

TV point. Radiator. Two windows to rear.

## Second Floor Landing

Linen Cupboard

## Bedroom Two 12'7" x 8'3" (3.86 x 2.54 )

Built in wardrobe. Radiator. Window to rear.

## Bedroom Three 9'10" x 8'3" (3.02 x 2.54)

Built in wardrobe. Radiator. Window to front.

## Bedroom Four 8'11" x 6'0" (2.72 x 1.85)

Radiator. Window to rear.

## Family Bathroom 6'0" x 6'0" (1.85 x 1.83)

P shaped bath with glazed screen and fitted shower over. Low flush WC. Wash hand basin. Radiator. Window to front.

## Garden

Fully Enclosed rear garden with timber fencing and gated access to parking. Attractive low maintenance circular paved area surrounded with slate. Two mature Acer shrubs. Enclosed front garden finished with gravel and paving with wrought iron fence and gate to communal pedestrian front walkway.

## Garage

Up and over door. Garage is shown on the location map together with parking.



## About Rugby

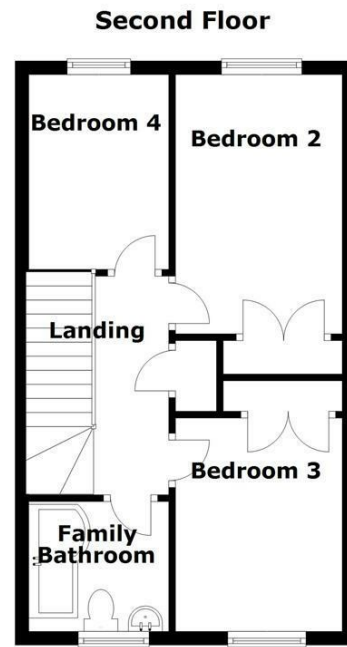
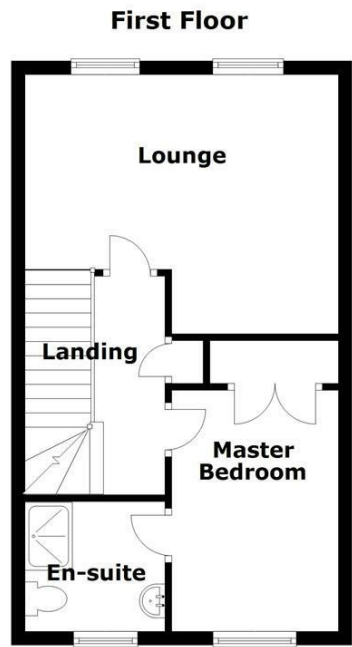
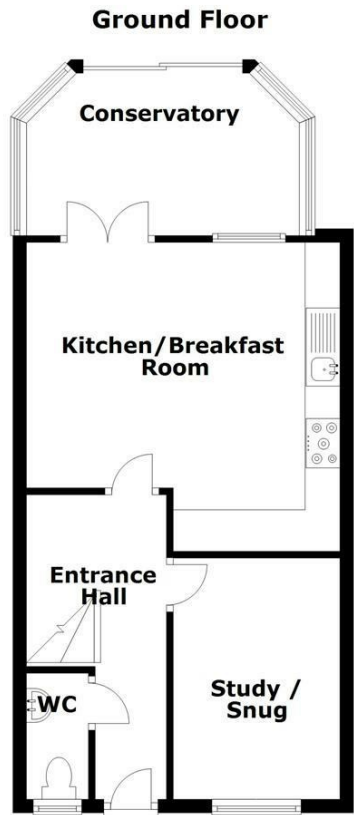
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern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

borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

## Rugby Borough Council

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





This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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