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Holly Mews, Eden Park
Offers Over £215,000

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ESTATE AGENTS

Holly Mews, Eden Park, Rugby

Complete Estate Agents are delighted to present this lovely presented 2 bedroom semi-detached home, situated in the sought after development of Eden Park and briefly comprises; an open plan living room and dining area, a kitchen, two good size bedrooms, downstairs WC and a family bathroom. There is a well maintained lawned garden to the rear and off road parking to the front of the property. Ideal for an investment property or a first time buyer. No Chain.

Entrance Hallway

Carpeted throughout, radiator and doors through to Lounge, kitchen and w/c. Stairs leading to first floor.

W/C

Low Level WC, wash hand basin, tiling to splash back areas and radiator,

Kitchen 11'8" x 10'4" (3.56 x 3.17)

Having Base, drawer and wall units with worktops over, sink with drainer, undercounter lighting, integral gas hob and electric oven with overhead extractor unit, integral dishwasher, integral washing machine, integral fridge/freezer, tiled flooring throughout, radiator, double glazed window to front



Lounge 14'8" x 12'7" (4.48 x 3.86)

Double Glazed patio doors leading into the garden, window, radiator and understairs storage cupboard.

First Floor Landing

Radiator, doors leading to bedrooms and bathroom

Bathroom 7'1" x 5'8" (2.16 x 1.74)

Bedroom 1 12'9" x 10'4" (3.89 x 3.15)

Storage cupboard, Radiator, Two Double Glazed Windows to Front

Bedroom 2 12'8" x 8'6" (3.88 x 2.61)

Two Storage cupboards, Radiator, Double Glazed Windows to Rear

Rear Garden

Patio Area, Side Gated leading to front, mainly lawn garden with shrubs and borders and fencing to all sides, shed.

Off Road Parking

Off road parking to front.

Service Charge

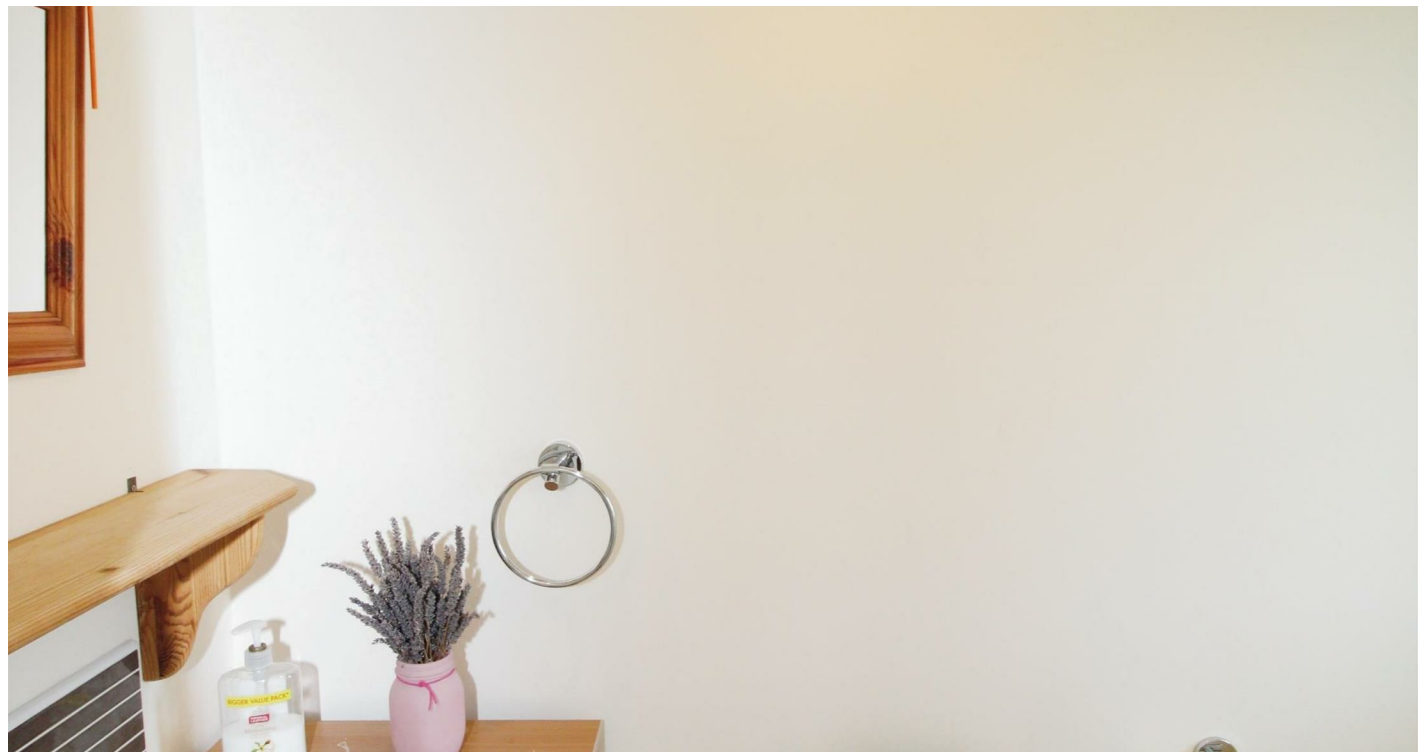
£150 per annum service charge for the communal areas

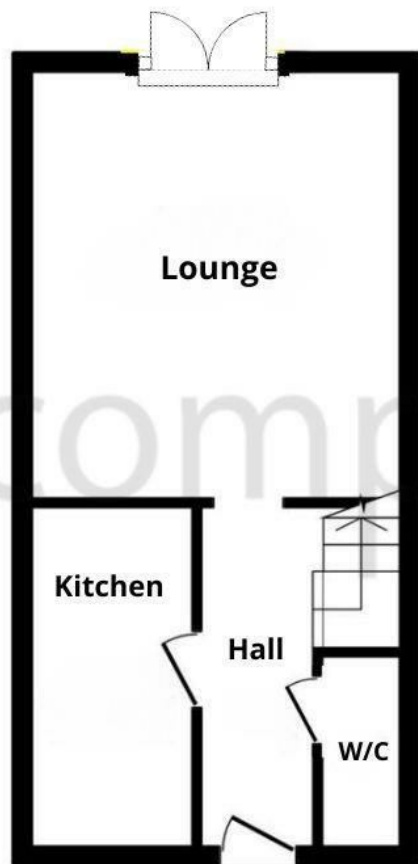
About Rugby

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.

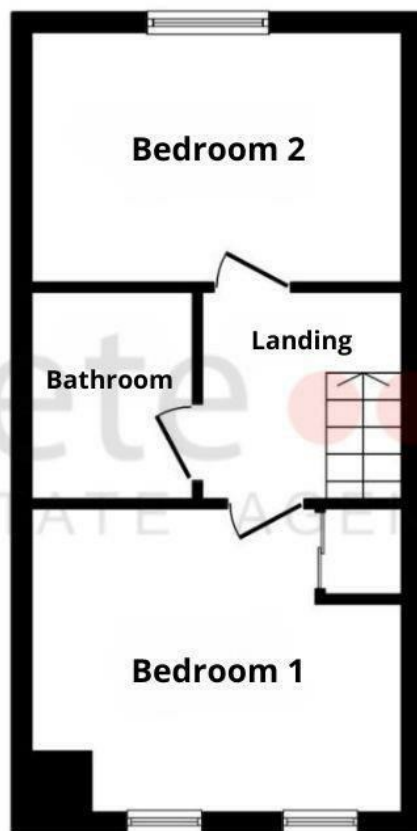
Rugby Borough Council

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





Ground Floor



First Floor

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