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Arundel Way, Cawston
Guide Price £270,000

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ESTATE AGENTS

Arundel Way, Cawston, Rugby

Nestled in a tranquil cul-de-sac on Arundel Way, this charming house in the desirable area of Cawston, Rugby, presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two bathrooms, this residence offers convenience and comfort for busy households, ensuring that morning routines run smoothly. The private rear garden is a delightful feature, providing a serene outdoor space for gardening, play, or simply unwinding in the fresh air. Additionally, the property benefits from a detached garage, offering off-road parking and extra storage options. This secluded plot is ideal for those seeking a peaceful lifestyle while remaining close to local amenities and transport links. In summary, this house on Arundel Way is a wonderful blend of comfort, convenience, and charm, making it a perfect choice for your next home.

Front Garden

Hallway 7'1" x 16'0" (2.18m x 4.90)

Living Room 10'3" x 16'0" (3.14m x 4.90m)

W/C 2'9" x 4'9" (0.86m x 1.45m)

Kitchen/Diner 17'5" x 20'4" (5.32m x 6.22m)

Landing 6'6" x 11'0" (2m x 3.36m)

Storage cupboard and loft hatch

Bedroom One 10'10" x 12'4" (3.32m x 3.77m)

Double fitted wardrobe

En-Suite 8'6" x 3'4" (2.61m x 1.02m)



Bedroom Two 10'10" x 10'4" (3.32m x 3.16m)

Bedroom Three 8'0" x 8'10" (2.44m x 2.71m)

Main Bathroom 7'7" x 6'2" (2.33m x 1.89m)

Rear Garden

Garage & Driveway

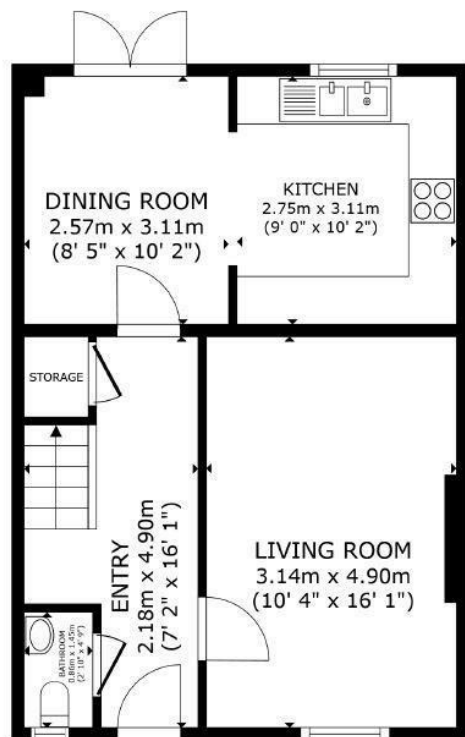
About Rugby

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.

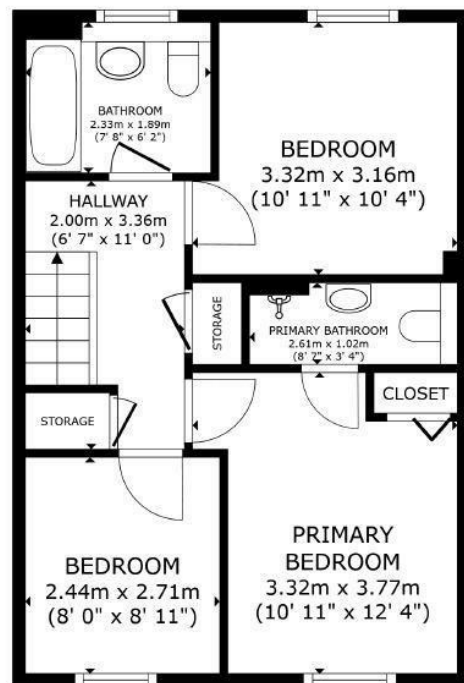
Rugby Borough Council

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



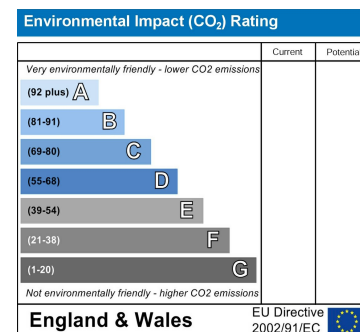
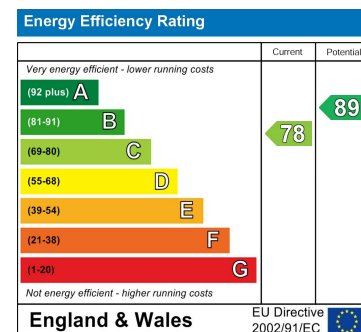


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 44.2 m² (476 sq.ft.) FLOOR 2 44.2 m² (476 sq.ft.)
TOTAL : 88.4 m² (952 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

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