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Charles Street, New Bilton
Offers Over £295,000

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Charles Street, New Bilton, Rugby

Charles Street in Rugby, this characterful detached house presents an exceptional opportunity for those seeking a spacious family home. With four well-proportioned bedrooms, including a delightful en suite to the main bedroom, this property is designed to accommodate both comfort and convenience.

Upon entering, you are greeted by an inviting entrance hall leading to further reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The separate lounge offers a tranquil space to unwind, while the spacious kitchen is ideal for culinary enthusiasts, providing ample room for meal preparation and family gatherings.

The property is ideally situated within walking distance to Rugby Town Centre, allowing for easy access to a variety of shops, restaurants, and local amenities. This prime location ensures that you can enjoy the vibrant community while still retreating to the peacefulness of your own home.

With its blend of character and modern living, this detached house on Charles Street is a rare find. It offers a perfect balance of space, style, and convenience, making it an ideal choice for families or anyone looking to settle in this delightful area. Don't miss the chance to make this charming property your new home.

Entrance Hall 14'0" x 12'0" (4.27 x 3.66)

Lounge 4.42m x 3.89m

Radiator. Window to front

Kitchen / Dining Area 7.59m x 3.89m

An array of fitted base units and drawers. Stainless steel sink unit. Eye level units. Exposed brick recess for range style cooker. Breakfast bar. Window to rear.

Utility Room 2.18m x 2.11m

Window and door to rear.

Cloakroom 7'1" x 2'7" (2.18 x 0.81)

Low flush WC. Wash hand basin.



First Floor Landing 12'0" x 4'0" (3.66 x 1.22)

Doors to

Bedroom One 13'10" x 12'9" (4.22 x 3.91)

Radiator. Window to front.

En Suite

Low flush WC. Wash hand basin. Tiled shower enclosure.

Bedroom Two 12'9" x 8'11" (3.89 x 2.72)

Radiator. Window to front.

Bedroom Three 12'9" x 9'10" (3.91 x 3.02)

Radiator. Window to rear.

Bedroom Four 9'6" x 8'11" (2.90 x 2.74)

Radiator. Window to rear.

Bathroom

Low flush wc. Wash hand basin. Stand alone designer bath. Window to rear.

Garden

Laid to lawn fully enclosed with timber fencing. Pond. Covered storage area.

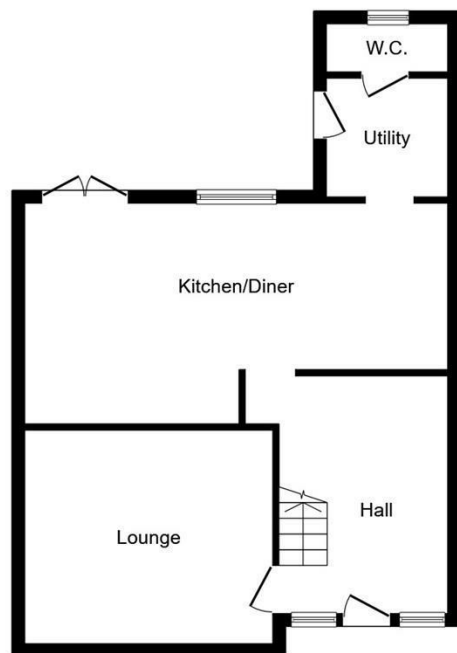
About Rugby

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.

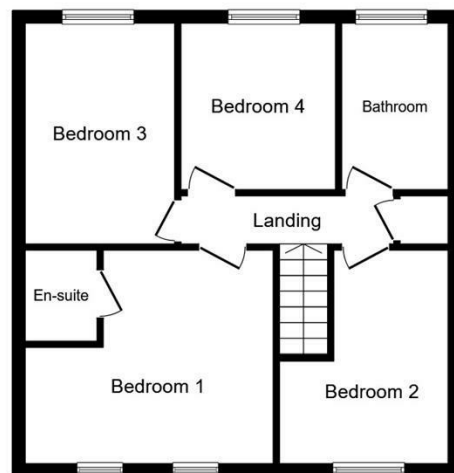
Rugby Borough Council

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





Ground Floor
Floor area 55.7 sq.m. (600 sq.ft.)



First Floor
Floor area 51.2 sq.m. (551 sq.ft.)

Total floor area: 106.9 sq.m. (1,151 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	
(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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