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Scafell, Brownsover
Offers Over £196,000

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ESTATE AGENTS

Scafell, Brownsover, Rugby

Complete Estate Agents are pleased to offer for sale this delightful two-bedroom house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The fitted kitchen is both practical and stylish, making meal preparation a pleasure. One of the standout features of this home is the lovely conservatory, which offers a bright and airy space to enjoy the garden views throughout the year. The two well-proportioned bedrooms provide a peaceful retreat, perfect for unwinding after a long day. For those with vehicles, the property includes off-road parking for two to three cars, a valuable asset in today's busy world. This house is not only a wonderful place to live but also an ideal first home, offering a perfect blend of comfort and convenience. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this charming house your new home in Scafell, Rugby.

Entrance Hall

Entered via Upvc door.

Lounge / Dining Room 19'7" x 10'5" (5.99 x 3.19)

Radiator. Window to front and rear. Open plan staircase.

Kitchen 9'3" x 8'10" (2.84 x 2.7)

An array of modern base cupboards and drawers with eye level units above. Sink unit with mixer tap. Electric hob and fan assisted oven. Plumbing for an automatic washing machine. Extractor fan. Tiled splash areas. Window and door to

Conservatory 12'2" x 9'4" (3.71 x 2.87)

Glazed french doors to



Landing

Doors To

Bedroom One 10'10" x 9'11" (3.32 x 3.03)

Radiator. Window to front.

Bedroom Two 8'7" x 7'8" (2.64 x 2.35)

Radiator. Window to rear.

Bathroom 7'6" x 5'6" (2.3 x 1.7)

Low flush WC. Wash hand basin. P shaped bath with shower over and curved glazed screen.

Garden

Cottage style garden which is block paved with an abundance of stocked shrub borders and fully enclosed by timber fencing. Rear pedestrian access.

Parking

The property has sufficient parking for 2/3 vehicles.

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.

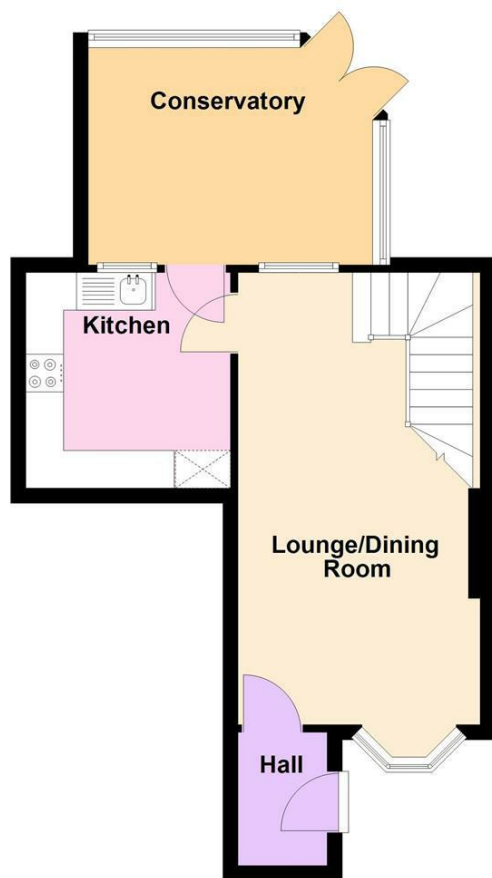
Rugby Borough Council

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

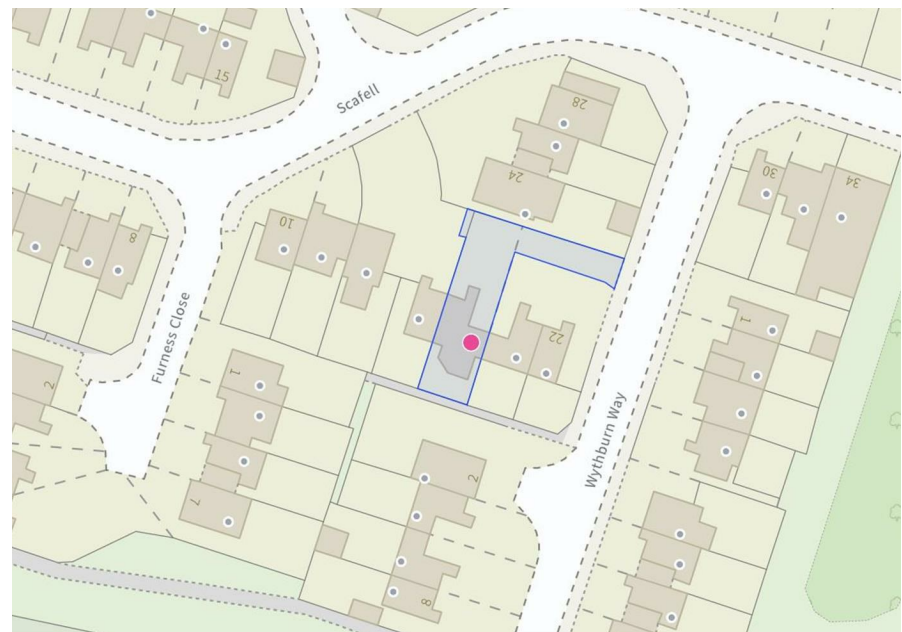
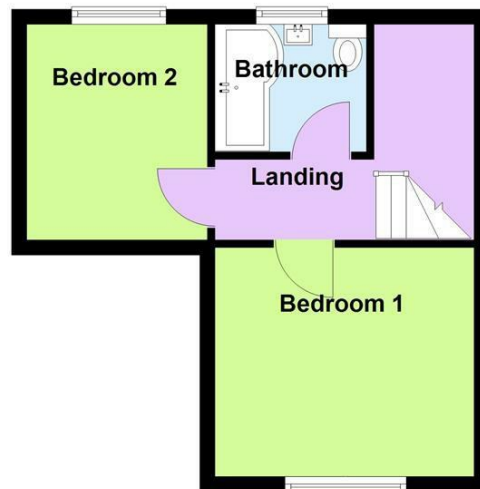




Ground Floor



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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