



Trussell Way, Rugby, Warwickshire, CV22 7XX

£319,000

 3  3

Caldecott Property is thrilled to present this spacious three-bedroom semi-detached home in the sought-after area of The Spinneys, Cawston. Spread across three floors, the property includes a driveway for two cars, a single garage, and a private, low-maintenance rear garden.

The ground floor features an entrance hall, a modern kitchen/diner with integrated appliances, a bright living room with French doors leading to the garden, and a downstairs W.C. The first floor offers two bedrooms and a family bathroom, while the second floor boasts a large primary bedroom with an en-suite and eaves storage.

Perfect for professionals or families, early viewing is recommended!

Floor Area

968 sq. ft.

Tenure

Freehold

Service Charge


£0 per annum

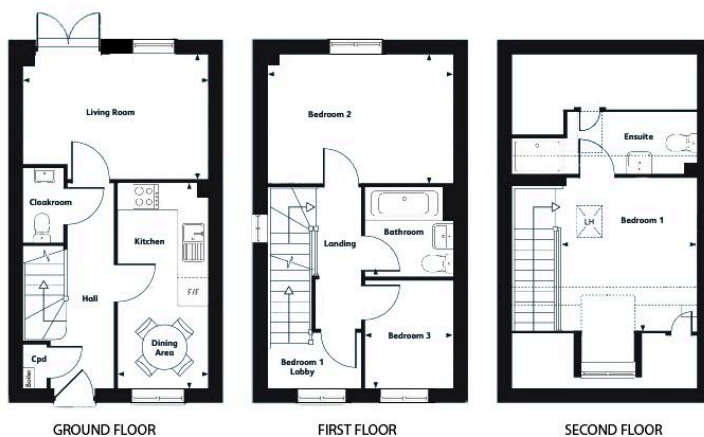
Ground Rent

£0 per annum

- 3 Storey Living
- Integrated Appliances
- Single Garage
- Remaining NHBC Warranty
- No Ground Fees
- Modern Kitchen / Diner
- Private Garden
- Ensuite
- 2 Car Drive Way
- Large Primary Bedroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		96
(81-91) B	85	
(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	



For illustrative purpose only.
Measurements are approximate and floorplan should be used as a guide.