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Wythburn Way, Brownsover
Offers in the region of £195,000

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Wythburn Way, Brownsover, Rugby

Wythburn Way, Rugby, this delightful two-bedroom end of terrace bungalow presents an excellent opportunity for those seeking a comfortable and convenient home.

The two bedrooms offer ample space, making it ideal for small families, couples, or individuals looking for a peaceful retreat. One of the standout features of this bungalow is the off-road parking, providing convenience and ease for residents and visitors alike. Additionally, the property benefits from double glazing, enhancing energy efficiency and creating a warm atmosphere throughout the year.

The open view to the rear adds a touch of tranquillity, allowing you to enjoy the beauty of the outdoors from the comfort of your home. With no onward chain, this property is ready for you to move in without delay, making it an attractive option for those eager to settle into their new abode.

In summary, this two-bedroom end of terrace bungalow on Wythburn Way is a wonderful opportunity for anyone looking for a well-located, low-maintenance home in Rugby.

Entrance Hall

Having access to loft space, airing cupboard, radiator, doors onto bedroom one, bedroom two and bathroom and further door onto:

Lounge 10'7" x 14'0" (3.23 x 4.29)

Having double glazed bow window to front aspect, radiator, feature fireplace with inset electric fire and timber surround and mantle over, telephone point and door onto:



Kitchen 6'3" x 9'3" (1.93 x 2.84)

Having double glazed window to front aspect, range of base and eye level units with roll top work surfaces, stainless steel sink and drainer with mixer tap over, tiling to splashbacks, integral electric oven with four ring hob (gas or electric connections) and extractor over, space and plumbing for washing machine and space for upright fridge/freezer.

Bedroom One 7'10" x 10'2" (2.41 x 3.12)

Having double glazed window to rear aspect, radiator.

Bedroom Two 6'11" x 8'5" (2.13 x 2.59)

Having UPVC double glazed window to rear. Radiator.

Bathroom

Fully tiled and having opaque double glazed window to side aspect, bath with shower over, wall mounted wash hand basin, low level w.c.,

Rear Garden

Paved patio with majority of the garden to gravel. Low maintenance. Fully enclosed by panel fencing and open view to rear.

Front Garden

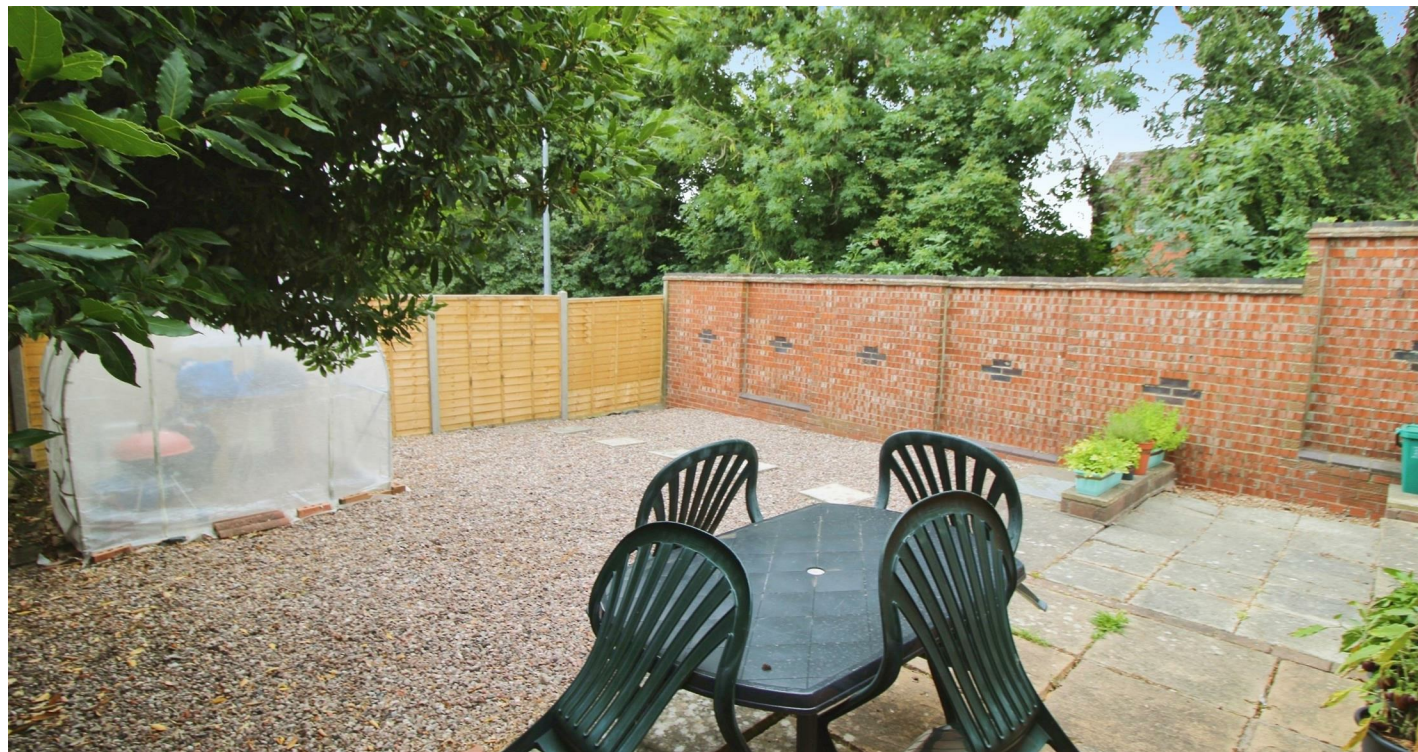
Off road parking for two vehicles. Gated access to rear.

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





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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