



Scan me to get a **detailed property report & valuation** on your house!



Benn Street, Town Centre
Offers Over £265,000

complete ●●●
ESTATE AGENTS

Benn Street, Town Centre, Rugby

Complete Estate Agents are proud to introduce this delightful end-terrace house on Benn Street in the charming town of Rugby. The property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, while the downstairs cloakroom adds an extra touch of practicality.

The house benefits from multi fuel log burner and gas central heating, ensuring a warm and welcoming atmosphere throughout the colder months. A garage is also included, providing secure parking and additional storage options. For those who enjoy the vibrancy of town life, this property is conveniently located within walking distance to Rugby Town Centre, where you can find a variety of shops, cafes, and amenities.

With parking available for one vehicle, this home combines ease of access with a peaceful residential setting. Whether you are a first-time buyer or looking to invest, this three-bedroom end-terrace house on Benn Street presents an excellent opportunity to enjoy comfortable living in a sought-after location. Don't miss the chance to make this lovely property your new home.

Entrance Hall

Entered via glazed composite door. Understair storage.

Living Room 11'11" x 9'2" (3.64 x 2.8)

Entered via sliding door. Feature log burner with solid wood plinth above. Designer radiator. Stripped wood floor. Window to front.

Dining Room 12'8" x 12'8" (3.88 x 3.88)

Radiator. Stripped wood floor. Fire surround. Window to rear.

Cloakroom

Low flush WC. Window to side.



Kitchen 15'0" x 7'3" (4.58 x 2.21)

An array of base cupboards and drawers. Stainless steel double bowl sink unit with mixer above. Eye level units. Plumbing for an automatic washing machine and dryer. Space for an american style fridge / freezer. Tiled splash areas. Tiled floor. Wall mounted gas boiler that serves domestic hot water and radiators. Window to side. French doors overlooking the rear garden.

First Floor Landing

Access to loft.

Bedroom One 12'10" x 11'6" (3.92 x 3.51)

Built in over stair cupboard. Radiator. Window to front.

Bedroom Two 12'6" x 9'7" (3.82 x 2.94)

Built in over stair cupboard. Radiator. Window to rear.

Bedroom Three 11'11" x 7'2" (3.65 x 2.19)

Radiator. Window to rear.

Bathroom

Refitted suite with panelled bath, vanity sink unit. Low flush WC. Glazed shower screen. Fully tiled. Radiator. Window to side.

Garden

Paved patio with gravel and shrub borders. Enclosed by timber fencing and wall. Rear pedestrian access.

Garage

Single concrete sectional garage with up and over door.

About Rugby

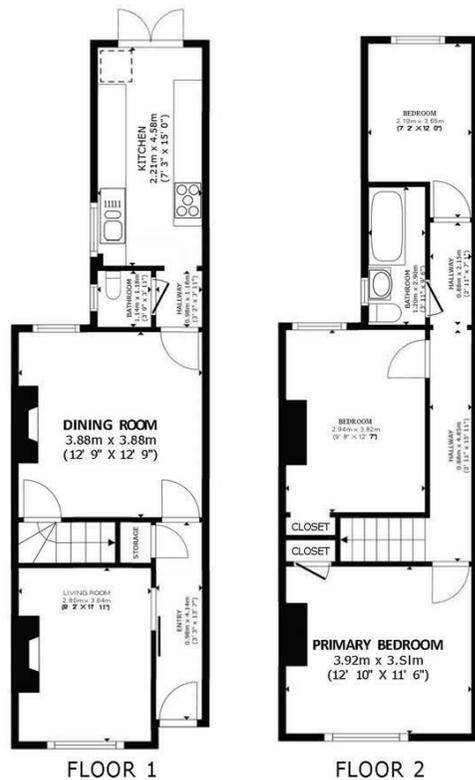
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern 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



GROSS INTERNAL AREA
 FLOOR 1 146.0 m² (495 sq.ft.) FLOOR 2 46.3 m² (498 sq.ft.)
 TOTAL: 92.3 m² (993 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®



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		47	
(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.

18 Church Street, Rugby, Warwickshire, CV21 3PU
 T: 01788 550 800
 sales@complete247.co.uk
 www.complete247.co.uk

complete ESTATE AGENTS