



BM.



6 Pipit Walk Coton Park, Rugby, CV23 0WW

ATTRACTIVE, MODERN and STYLISH! This superb townhouse has versatile living accommodation boasting FOUR/FIVE BEDROOMS arranged over three floors, and enjoys a beautiful tree lined, WALKING STREET setting in the sought after location of Coton park to the North of Rugby.

This home comprises of an entrance hall, guest WC, REFITTED KITCHEN/DINER, and a family room/bedroom five on the ground floor along with an enclosed low maintenance rear garden. The first floor features a living room with double Juliet balconies, a landing area, and primary bedroom with en-suite, whilst the second floor hosts three further bedrooms and family bathroom.

The property will make a fantastic family home with plenty of space for growing families/home working hybrid versatility, and further benefits from double glazing, a four year old Worcester Bosch combi boiler, an off road parking space and single garage.

Guide price £315,000



6 Pipit Walk

Coton Park, Rugby, CV23 0WW



- Modern, Stylish Townhouse
- Lounge & Double Juliet Balconies
- Enclosed Low Maintenance Garden
- Sought After Location
- Four/Five Bedrooms
- Primary Bedroom & En-Suite
- Garage & Parking Sapce
- Refitted Kitchen/Diner
- Family Bathroom
- Beautiful Walking Street Setting

Entrance Hall

14'6" x 5'6" (4.43 x 1.70)

Bedroom Two

12'5" x 8'0" (3.80 x 2.46)

Kitchen/Diner

14'11" x 12'7" (4.55 x 3.85)

Bedroom Three

9'10" x 8'0" (3.02 x 2.45)

Family Room/Bedroom Five

9'9" x 9'1" (2.98 x 2.77)

Bedroom Four

8'11" x 6'6" (2.74 x 2.00)

Guest WC

4'3" x 3'10" (1.30 x 1.17)

Family Bathroom

6'5" x 5'6" (1.98 x 1.70)

Lounge

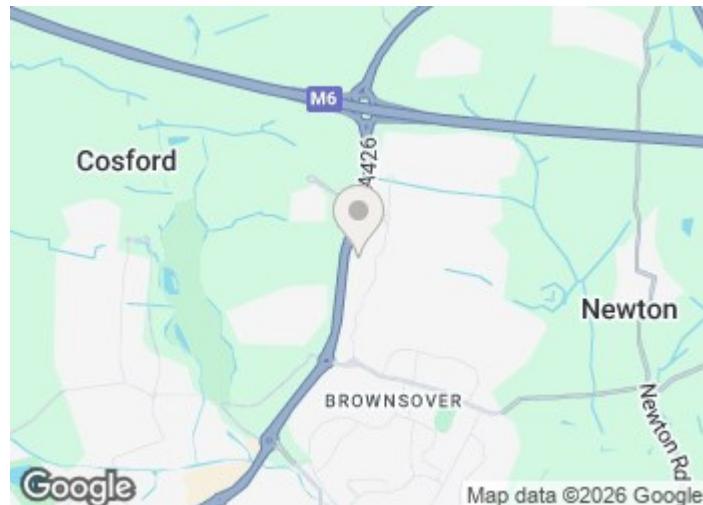
14'10" x 12'1" (4.54 x 3.70)

Bedroom One

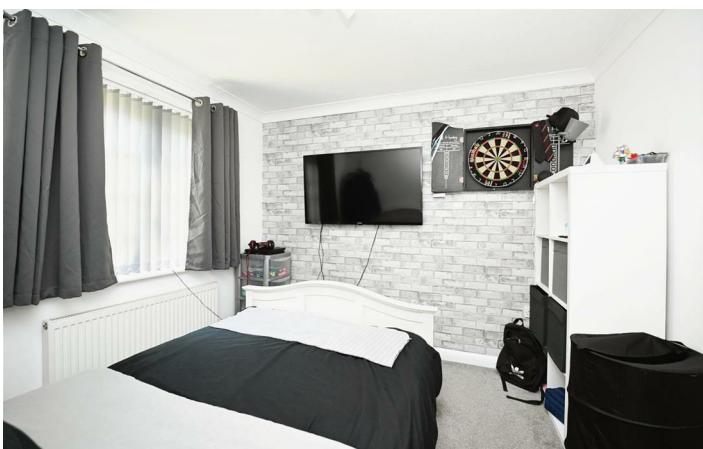
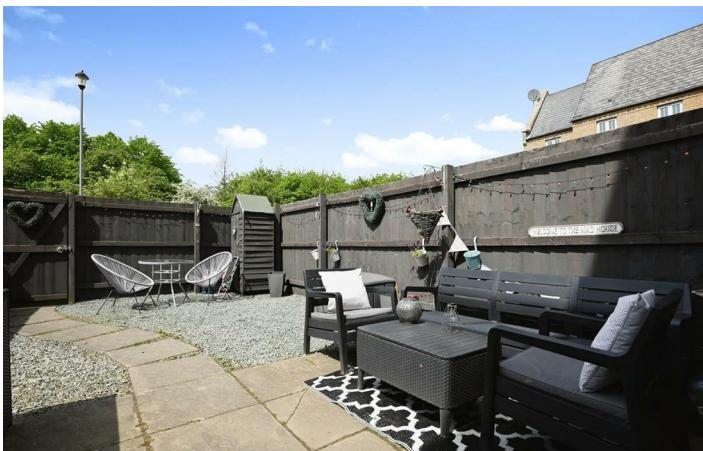
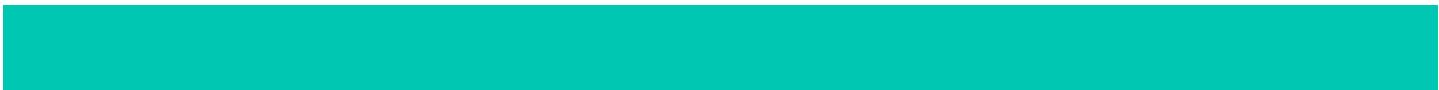
11'10" x 9'10" (3.62 x 3.02)

En-Suite

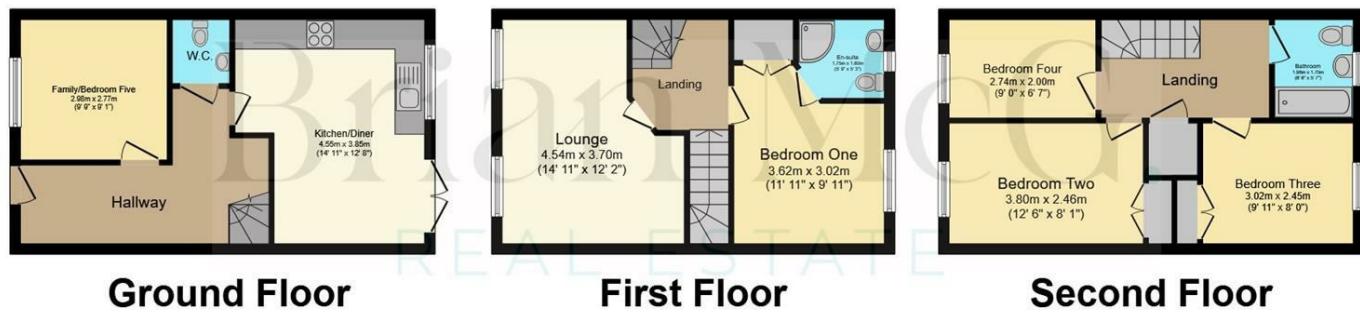
5'8" x 5'2" (1.75 x 1.60)



Directions



Floor Plan



Total floor area 109.9 sq.m. (1,183 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		93	
(81-91) B		82	
(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	