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Timber Court,  
Asking Price £380,000

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ESTATE AGENTS

# Timber Court, , Rugby

Complete Estate Agents are pleased to introduce this beautifully modernised four-bedroom house located in the sought-after area of Timber Court, Rugby. This delightful property offers a perfect blend of contemporary living and comfort, making it an ideal family home.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. With two bathrooms, including two modernised facilities, morning routines will be a breeze, providing convenience for everyone in the household.

The property has been thoughtfully modernised throughout, featuring stylish finishes and contemporary design elements that enhance its appeal. The open-plan layout allows for a seamless flow between the living spaces, creating an inviting environment for family gatherings and social occasions.

Additionally, the house includes a garage, offering secure parking and extra storage space, which is always a valuable asset in a busy household. The location in Timber Court is particularly desirable, known for its friendly community and proximity to local amenities, schools, and parks.

This property presents a wonderful opportunity for those seeking a modern family home in a prime location. Do not miss the chance to make this charming house your new home in Rugby.

## Entrance Hall

The entrance hall provides a warm welcome with ample space for coats and shoes, setting the tone for the rest of the home.

## Downstairs W.C.

WC, wash hand basin, and window to the front aspect.

## Living Room 14'11" x 12'11" (4.57m x 3.96m)

Spacious living room with double-glazed windows and great natural light.

## Kitchen/Dining room 19'7" x 10'7" (5.99m x 3.23m)

Bright open kitchen/dining room featuring integrated Neff dishwasher and oven, with direct access to the garden.



## Landing

### Bedroom One 10'7" x 10'9" (3.23m x 3.30m)

Spacious master bedroom with double-glazed windows and access to an en suite.

### En Suite

Includes a shower, wall-mounted radiator, WC, basin and a double-glazed window.

### Bedroom Two 10'4" x 10'9" (3.15m x 3.30m)

Double glazed windows, radiator.

### Bedroom Three 9'4" x 9'10" (2.87m x 3.02m)

Double glazed window, radiator.

### Bedroom Four 8'9" x 7'1" (2.67m x 2.18m)

Double glazed window, radiator.

## Family Bathroom

Well-appointed family bathroom featuring bath with shower, vanity sink, wall-mounted radiator, and double-glazed window.

## Garage

The property benefits from a single garage, providing secure parking or additional storage space.

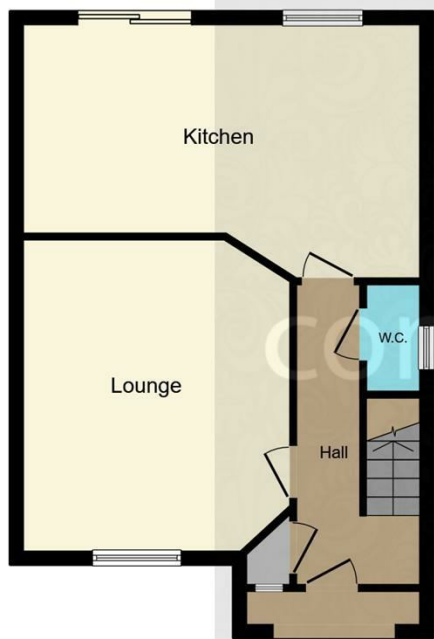
## About Rugby

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.

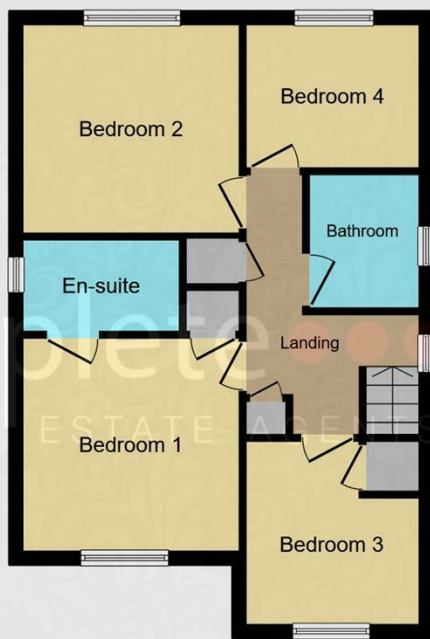
## Rugby Borough Council

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

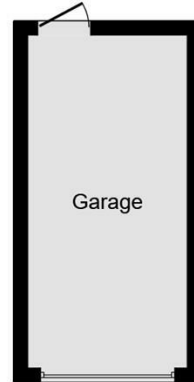




Ground Floor



First Floor



Garage



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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