



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



Academy Drive,
Offers Over £279,995

complete ●●●
ESTATE AGENTS

Academy Drive, , Rugby

Complete Estate Agents are proud to introduce this nearly new semi-detached house, in the desirable area of Academy Drive, Rugby. The property offers a perfect blend of modern living and comfort. Built in 2017, the property boasts a generous 753 square feet of well-designed space, making it an ideal choice for families or professionals seeking a contemporary home.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The house features three spacious bedrooms, providing ample accommodation for family members or guests. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all.

The property also benefits from parking for two vehicles, a valuable asset in today's busy world. The location is not only peaceful but also conveniently situated, offering easy access to local amenities, schools, and transport links, making it an excellent choice for those commuting or seeking a vibrant community.

This semi-detached house on Academy Drive is a wonderful opportunity for anyone looking to settle in Rugby. With its modern features and thoughtful layout, it is ready to become a cherished home. Don't miss the chance to view this delightful property.

Entrance Hall

Tiled Flooring throughout, radiator and door through to Lounge.

Downstairs WC

Low Level WC, wash hand basin, tiling to splash back areas and radiator,

Lounge 11'4" x 14'1" (3.47 x 4.31)

Double Glazed Window, radiator and double glazed window to front,



Modern Kitchen/Dining Area

Having Base, drawer and wall units with worktops over, sink with drainer, undercounter lighting, integral induction hob and electric oven with overhead extractor unit, integral dishwasher, integral washing machine, cupboard housing wall mounted boiler, tiled flooring throughout, radiator, storage cupboard, double glazed window to rear and french doors to rear garden.

Master Bedroom 10'11" x 10'2" to wardrobe (3.35 x 3.11 to wardrobe)

Fitted Wardrobe, Radiator, Double Glazed Window to Rear and door leading to Ensuite Shower Room.

Ensuite Shower Room

Low Level WC, Shower Cubicle, wash hand basin, radiators, extractor unit, double glazed window to rear and tiling to splash back areas

Bedroom Two 10'3" x 7'4" (3.13 x 2.24)

Double Glazed Window to front and radiator

Bedroom Three 7'3" x 6'10" (2.23 x 2.10)

Double Glazed Window to front and radiator,

Modern Bathroom

Panelled bath, low level WC, wash hand basin and tiling to splash back areas.

Rear Garden

Patio Area, Side Gated leading to front, decked area with inbuilt lighting, astro turf throughout with shrubs and borders and fencing to all sides,

Off Road Parking to Front

Off road parking to front.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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			99
(81-91) B		86	
(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	

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



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