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**Thomson Close, Waterside**  
**Offers Over £195,000**

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# Thomson Close, Waterside, Rugby

Complete Estate Agents are pleased to offer for sale Thomson Close, Rugby, this delightful terraced house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two well-proportioned bedrooms, making it ideal for small families or those seeking a comfortable living space. Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The house features a modern bathroom and benefits from efficient gas central heating, ensuring warmth and comfort throughout the year.

One of the standout features of this property is its convenient location, situated close to Rugby Railway Station. This makes commuting a breeze, providing easy access to nearby towns and cities. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling area. With no chain involved, you can move in without delay, making this an attractive proposition for those eager to settle into their new home swiftly.

## Entrance Hall

### Lounge 14'9" x 12'7" (4.50 x 3.85)

Door from entrance porch. Double glazed window to front. Radiator.

### Kitchen / Dining 12'7" x 8'2" (3.85 x 2.49 )

An array of base cupboards and drawers. Eye level units. Sink unit with mixer tap above. Built in electric fan assisted oven with gas hob and extractor above. Wall mounted gas boiler which serves domestic hot water and radiators throughout. Double glazed door and window to rear garden.

## First Floor Landing

Doors to



**Bedroom One 12'7" x 11'3" (3.85 x 3.43)**

Built in wardrobes. Airing cupboard. Radiator. Window to rear.

**Bedroom Two 12'7" x 7'4" (3.85 x 2.25)**

Radiator. Window to front.

**Bathroom**

Low flush WC. Wash hand basin. Panelled bath with shower over. Radiator. Extractor fan.

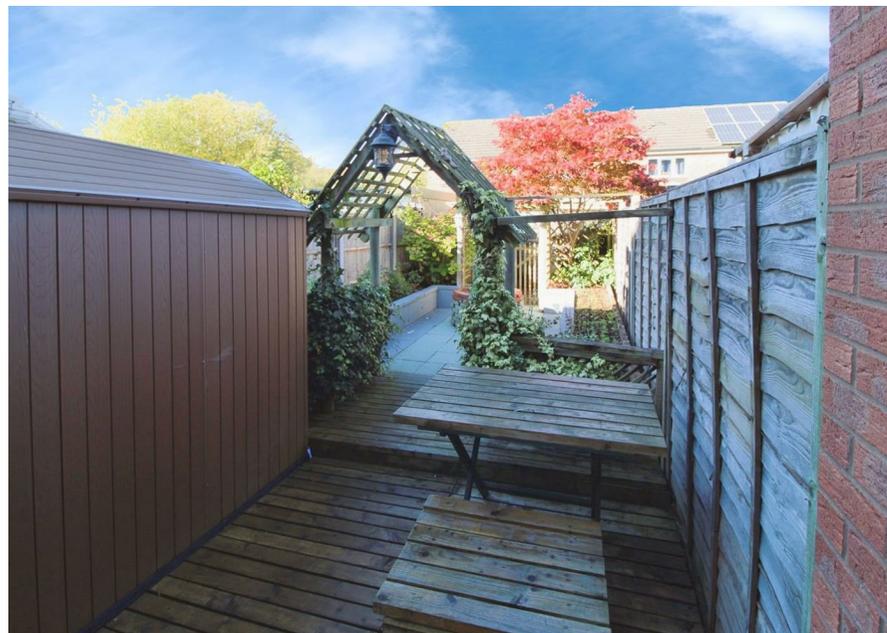
**Garden**

The rear garden has been hard landscaped with paving and raised borders. Illuminated patio leading to gated access and a covered bin store. Timber garden shed. Fully enclosed by timber fencing.

**Parking**

Allocated parking space to the front.





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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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