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Silchester Close, Cawston
Offers Over £340,000

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ESTATE AGENTS

Silchester Close, Cawston, Rugby

Nestled in the charming area of Silchester Close, Cawston, Rugby, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining.

The property boasts three well-proportioned bedrooms, ensuring ample space for family or guests. The master bedroom features an en suite bathroom, adding a touch of luxury and convenience to your daily routine. In addition to the en suite, there are two bathrooms in total, making morning routines a breeze for everyone in the household.

One of the standout features of this home is the bi-fold doors that seamlessly connect the interior to the garden, creating a wonderful flow of natural light and providing an ideal setting for outdoor gatherings. The garden itself is a lovely space, perfect for enjoying the fresh air or hosting summer barbecues.

For those with vehicles, the property includes gated off-road parking, ensuring security and ease of access. Additionally, a detached garage offers extra storage or the potential for a workshop, catering to various needs.

This residence is not just a house; it is a home that promises comfort, convenience, and a welcoming community. With its modern amenities and thoughtful design, this property is an excellent opportunity for anyone looking to settle in a desirable area of Rugby.

Entrance Hall

Cloakroom

Low flush WC. Wash hand basin.

Kitchen / Dining Room 18'4" x 9'8" (5.60 x 2.96)

Spacious kitchen with an array of fitted base cupboards and drawers. Eye level units with built in dishwasher. Built in electric oven with gas hob and extractor above. Tiled splashbacks. Window to rear and front.

Utility Area 6'6" x 6'3" (1.99 x 1.92)

Lounge 11'1" x 11'5" (3.40 x 3.48)

Bi-fold doors to rear

Family Room 11'0 x 7'5 (3.35m x 2.26m)

Window to front. Radiator.



First Floor Landing

Doors to

Bedroom One 11'1 x 17'8 (3.38m x 5.38m)

Built in wardrobes. Radiator. Window to front

En Suite

Glazed shower cubicle. Low flush WC. Wash hand basin. Radiator. Window to rear

Bedroom Two 9'5" x 10'0" (2.89 x 3.05)

Radiator. Window to front.

Bedroom Three 9'6 x 7'3 (2.90m x 2.21m)

Radiator. Window to rear.

Family Bathroom

Panelled bath. Low flush WC. Wash hand basin. Radiator. Window to front.

Detached Garage

Entered via up and over door. Useful loft storage. Power and light connected

Off Road Parking

Timber gates accessing driveway and garage. Block paved driveway.

Garden

Sunny garden with patio area. Laid mainly to lawn with well stocked borders.

Front

Shrub borders.

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.

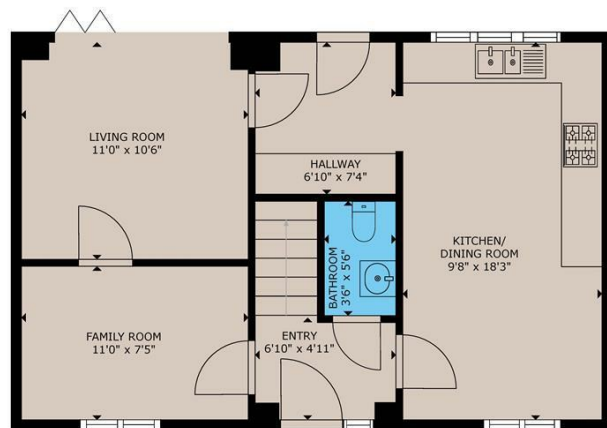


Rugby Borough Council

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

Agents Note.

The lounge has been divided in half by a plasterboard stud wall. This could easily be taken down.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 514 sq. ft, FLOOR 2: 521 sq. ft
 TOTAL: 1,035 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 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.

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