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Willoughby Place,
Offers Over £320,000

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Willoughby Place, , Rugby

Complete Estate Agents are delighted to offer for sale this beautifully presented three-bedroom semi-detached property, which has been significantly improved by the current owner to a high standard. Situated at the end of a quiet cul-de-sac, the property occupies a particularly generous plot and offers scope for further extension, subject to the usual planning permissions.

In brief, the accommodation comprises an entrance hall, lounge, refitted kitchen/dining room with integrated appliances, separate utility room, and cloakroom. To the first floor, there are three well-proportioned bedrooms and a refitted bathroom. The property also benefits from UPVC double glazing and gas-fired central heating to radiators.

Externally, the property enjoys a large rear garden, predominantly laid to lawn with a patio area ideal for alfresco dining. To the front, there is a driveway leading to two garages, one of which is an oversized single garage.

Entrance Hall 12'0" x 5'4" (3.68 x 1.65)

Lounge 12'2" x 10'7" (3.71 x 3.25)

Large double glazed UPVC bay window to front. Log burner.

Kitchen/Diner 19'7" x 13'6" (5.97 x 4.14)

Open plan kitchen diner with integrated appliances and space for single fridge freezer. Gas fired hob with extractor above.

Utility/WC 6'0" x 5'6" (1.85 x 1.68)

Tiled, radiator to the left. space for washing machine.

Bedroom 1 12'2" x 10'7" (3.71 x 3.25)

Large double glazed UPVC bay window to front.



Bedroom 2 11'1" x 10'7" (3.38 x 3.25)

Double glazed UPVC window to rear.

Bedroom 3 7'1" x 6'0" (2.16 x 1.83)

Double glazed UPVC window to front, space for single bed/office.

Bathroom 6'0" x 5'8" (1.85 x 1.75)

Recently refitted, UPVC double glazed window to rear.

Garage 1 20'0" x 10'11" (6.1 x 3.35)

Garage 2 16'0" x 8'2" (4.88 x 2.49)

Front Garden

Two parking spaces out the front, with space down the side in front of the garages.

Rear Garden

Generous plot with scope for further extension.

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





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 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	

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