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Capulet Close, Woodlands
Offers Over £260,000

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ESTATE AGENTS

Capulet Close, Woodlands, Rugby

Capulet Close, Rugby, this delightful semi-detached chalet-style home presents an excellent opportunity for both comfortable living and future development. Boasting two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining.

The two bedrooms provide a peaceful retreat, while the presence of two bathrooms, including a modern wet room, ensures convenience for residents and guests alike. Set on a generous corner plot, this home benefits from a double carport, providing secure parking and additional storage options.

The layout of the property allows for potential expansion or reconfiguration, making it an ideal choice for those looking to personalise their living space or invest in future enhancements.

With its appealing design and versatile living options, this property is perfect for first-time buyers, small families, or investors seeking a promising opportunity in a desirable location.

Capulet Close is well-connected to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. This charming home is not just a place to live; it is a canvas for your future aspirations. Do not miss the chance to make this property your own.

Entrance Porch

Dining Hall` 10'5" x 9'8" (3.19 x 2.95)

Doors to

Kitchen 13'8" x 8'11" (4.17 x 2.74)

An array of fitted cupboards and drawers with inset sink. Plumbing for an automatic washing machine. Built in electric fan assisted oven with gas hob above. Tiled splash areas. Eye level units. Window to front and side. Staircase.

Lounge 14'8" x 12'0" (4.49 x 3.66)

Fireplace. Double glazed bay window to front.



Wet Room 10'5" x 6'3" (3.18m x 1.93)

Low flush WC. Wash hand basin. Walk in shower area with half glazed screen. Window to rear. Heated towel rail.

Living Room / Bedroom Three 16'0" x 9'8" (4.90 x 2.97)

Patio doors to side and rear. Radiator.

Bedroom Two 9'0" x 12'10" (2.76 x 3.93)

Radiator. Window to rear.

First Floor

Doors to

Bedroom One 14'7" x 14'5" (4.47 x 4.41)

Eaves storage. Radiator. Window to rear.

WC

Low flush wc. Wash hand basin.

Outside

Patio area with brick dwarf wall leading to rear garden. Timber garden shed with a paved patio. Lawned area.

Double Carport

Covered timber carport with block paved parking area. .

Front Garden

Laid to lawn with block paved driveway 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.

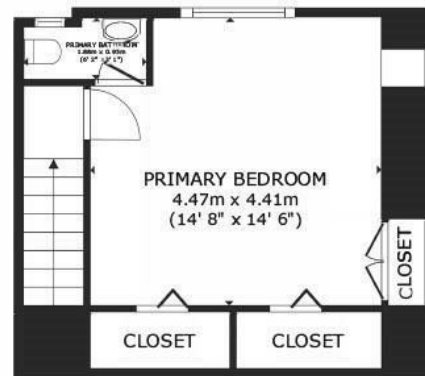


Rugby Borough Council

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

Agents Note.

This property has scope for further extensions to side (subject to planning permission)



GROSS INTERNAL AREA
 FLOOR 1 175.6 m² (814 sq.ft.) FLOOR 2 32.9 m² (354 sq.ft.)
 TOTAL : 108.5 m² (1,168 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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