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Benn Street, Town Centre
Asking Price £285,000

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ESTATE AGENTS

Benn Street, Town Centre, Rugby

Nestled in the heart of Rugby, on the charming Benn Street, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

The updated kitchen is a standout feature, designed to meet the needs of modern living while maintaining a warm and welcoming atmosphere. Additionally, the downstairs cloakroom adds to the practicality of the home, ensuring that guests and family members alike can enjoy easy access to facilities.

For those with vehicles, the property boasts off-road parking for two vehicles, a valuable asset in a town centre location. The double glazing throughout the house enhances energy efficiency and contributes to a peaceful living environment, shielding you from the hustle and bustle of town life.

This semi-detached house on Benn Street is not just a property; it is a place where memories can be made. With its prime location, spacious layout, and thoughtful updates, it presents an excellent opportunity for anyone looking to settle in Rugby. Do not miss the chance to make this charming house your new home.

Hall

Composite double glazed front door into hallway. Stairs rising to first floor. Doors off to all downstairs accommodation. Small under-stairs storage cupboard. Wall mounted radiator.

Sitting Room 12'9" x 11'2" (3.89m x 3.40m)

uPVC double glazed window to the front aspect. Coving to ceiling. Wall mounted radiator. Gas fire with hearth, mantel and surround.

Dining Room 11'5" x 11'1" (3.48 x 3.4)

uPVC double glazed window to the rear aspect. Fireplace with hearth, mantel and surround. Coving. Wall mounted radiator.



Kitchen 14'4" x 6'9" (4.39 x 2.06)

An array of base units and drawers with built in electric oven and hob. Stainless steel sink unit. Eye level units. Plumbing for an automatic washing machine. Door to rear. Window to rear. Wall mounted gas central heating boiler.

Cloakroom

Low flush WC. Wash hand basin. Window to side.

Landing

Loft access. Doors to

Bedroom One 11'3" x 9'8" (3.45 x 2.95)

Double glazed window to the front aspect. Storage built into alcoves. Wall mounted radiator.

Bedroom Two 11'3" x 9'8" (3.45 x 2.95)

Double glazed window to the rear aspect.

Bedroom Three 7'6" x 5'10" (2.31 x 1.8)

Double glazed window to the front aspect.

Bathroom

Low flush WC. Wash hand basin. Pedestal wash hand basin.

Rear Garden

Paved patio. Fully enclosed by timber fencing. Off road parking for two vehicles (Space to build a garage STPP)

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.

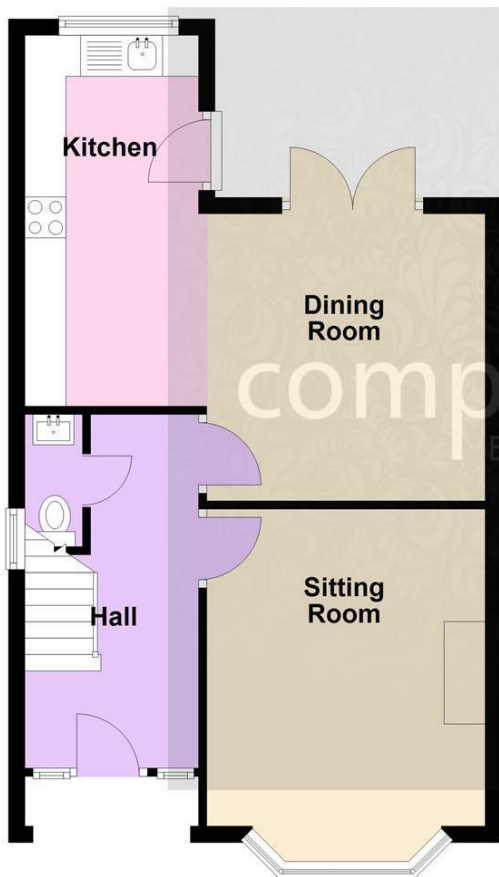
Rugby Borough Council

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

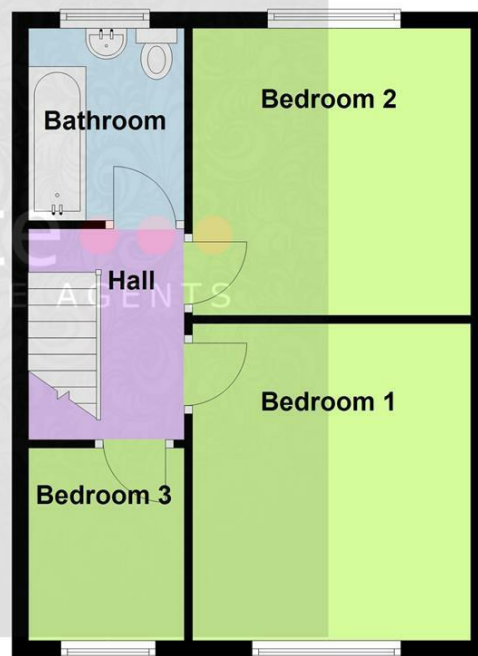




Ground Floor



First Floor



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		54	
(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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