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Clement Way, Cawston  
Guide Price £295,000

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ESTATE AGENTS

# Clement Way, Cawston, Rugby

Nestled in the charming area of Cawston, Rugby, this delightful detached house on Clement Way offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property features a welcoming reception room, perfect for relaxing or entertaining guests.

The house benefits from gas central heating, ensuring warmth and comfort throughout the colder months, while double glazing enhances energy efficiency and reduces noise from the outside. The presence of a garage adds to the practicality of the home, providing secure storage for vehicles or additional belongings.

Cawston is a lovely neighbourhood, known for its friendly community and proximity to local amenities, schools, and parks. This property presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible location. With its appealing features and inviting atmosphere, this semi-detached house is a must-see for prospective buyers or renters alike.

## Entrance Hall

Entrance Hall Enter via a part obscure double glazed panel effect entrance door. Telephone point. Single panel radiator. Thermostat for central heating. Integral door to garage. Smoke alarm. Stairs rising to first floor. Door into kitchen. Door into lounge. Door into:

## Cloakroom

White suite comprising of pedestal wash hand basin with separate taps and plug on chain and low level close coupled toilet. Tiled splash backs. Vinyl flooring. Single panel radiator. Obscure double glazed window to side aspect.

## Kitchen 11'10" x 6'7" (3.63 x 2.01)

Range of eye and base level units mounted by contrasting roll edge work surfaces. Inset stainless steel one and a half bowl sink and drainer with mixer tap over. Built in stainless steel single electric oven, four ring gas hob and concealed extractor hood. Space and plumbing for washing machine. Space for fridge/freezer. Timer controls for central heating and hot water. Tiled floor. Double panel radiator. uPVC double glazed window to front aspect.



## **Lounge / Dining Room 18'9" x 10'7" (5.72 x 3.25)**

With uPVC double glazed patio doors to the decked area and uPVC double glazed window to rear aspect. Two double panel radiators. TV aerial point.

## **First Floor Landing**

Dog legged staircase rising to first floor. Obscure double glazed window to side aspect. Access to loft space. Smoke alarm. Single panel radiator. Built in airing cupboard housing a lagged hot water cylinder and slatted shelf. Doors to all further accommodation

## **Bedroom One 10'11" x 9'10" (3.35 x 3.00)**

Radiator. Window to front.

## **En Suite**

With uPVC obscure double glazed window to side aspect. Single shower cubicle with power shower. Pedestal wash hand basin with separate taps. Low flush toilet. Radiator. Recessed spotlights. Extractor fan. Coving to ceiling. Recessed spotlights.

## **Bedroom Two 12'2" x 8'7" (3.71 x 2.64)**

Double glazed window to rear aspect. Single panel radiator. Coving to ceiling.

## **Bedroom Three 8'9" x 7'10" (2.69 x 2.39 )**

Double glazed window to front aspect. Radiator.

## **Bathroom**

With suite comprising pedestal wash hand basin with separate taps and low flush toilet. Tiled splash backs. Panelled bath with mixer tap. Radiator. Coving to ceiling. uPVC obscure double glazed window to rear aspect.

## **Garage**

Integral single garage. Up and over door. Lighting. Electricity. Wall mounted gas boiler serves domestic hot water and radiators throughout.

## **Garden**

Laid to lawn and fully enclosed with timber fencing.

## **Driveway**

Tarmac drive with stone chippings giving a second parking space.

## **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**

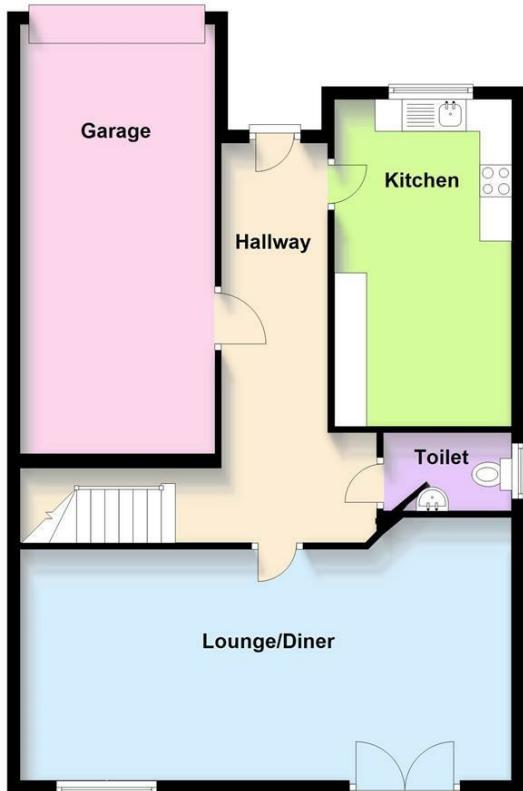
Rugby Borough Council,  
Town Hall,



Evreux Way,  
Rugby  
CV21 2RR



Ground Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.

Plan produced using PlanUp.

First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.