



Ellis Brooke



1 Creswell Place

Cawston, Rugby, CV22 7GZ

Guide price £269,500



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Summary

Positioned in the popular Cawston development, this three bedroom end terrace home is offered to the market with no onward chain and is ideal for first time buyers, young families or those looking for a straightforward move.

The ground floor offers a lounge along with a kitchen/diner overlooking the rear garden. There is also a downstairs WC and double glazing throughout

Upstairs, the main bedroom benefits from its own en suite, with two further bedrooms served by a modern family bathroom. There is also an airing cupboard housing a recently installed Worcester boiler.

Outside, the property enjoys an enclosed rear garden, driveway parking and a garage, giving plenty of space for both parking and storage.

Location

Cawston is a established residential area on the south-west edge of Rugby, just a mile from the M45, with easy access from there to the M1, M6 and M40. Rugby train station is around a 10-minute drive away, with fast services to London Euston in about 49 minutes. Nearby Bilton village covers everyday needs — supermarkets, a chemist, a GP surgery and a couple of local pubs — and there's a neighbourhood play area close by. Several schooling options for children of all ages are within close proximity.

Entrance Hall

Enter via composite door. Radiator. Laminate flooring. Stairs to first floor. Doors to further accommodation. Door into:

WC

5'3 x 2'8 (1.60m x 0.81m)

Low flush wc. Wash hand basin with pedestal and separate taps. Tiled splashbacks. Radiator. uPVC window to the front elevation. Electric consumer unit.

Living Room

14'5 x 11'7 (4.39m x 3.53m)

Continuation of the laminate flooring. Radiator. uPVC window to the front elevation. Coving to ceiling. Door into:

Kitchen/Diner

9'7 x 14'9 (2.92m x 4.50m)

With a range of base and eye level units Built in one and a half sink with drainage board and mixer taps. Built in oven with gas hob and extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. uPVC window to the rear elevation. uPVC sliding door to the rear elevation. Laminate flooring. Door to understairs cupboard.

Stairs & Landing

uPVC window to the side elevation. Cupboard housing Worcester boiler. Doors to further accommodation. Loft access.

Bedroom One

9'1 x 9'8 (2.77m x 2.95m)

uPVC window to the front elevation. Double wardrobe. Radiator. Door into:

En Suite

3'9 x 4'10 (1.14m x 1.47m)

Single shower cubicle with shower inset. Low flush WC. Radiator. Extractor fan. Wash hand basin with pedestal and separate taps. uPVC window.

Bedroom Two

8'2 x 8'4 (2.49m x 2.54m)

uPVC window. Radiator.

Bedroom Three

8'10 x 6'1 (2.69m x 1.85m)

uPVC window. Radiator.

Bathroom

6'7 x 5'7 (2.01m x 1.70m)

Single panel bath with shower over. Low flush wc. Wash hand basin with pedestal and mixer tap. Half tiled. Heated towel rail.

Rear Garden

Mainly laid to lawn with patio area outside kitchen door. Walled boundary to the left hand side and fencing to the right boundary. Door into garage. Outside tap.

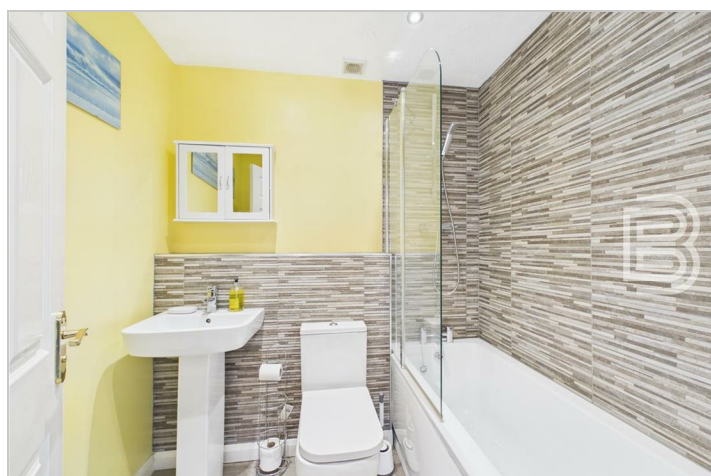
Garage & Parking

18'4 x 8'2 (5.59m x 2.49m)

Single garage with up and over door. Light and power. Parking space outside the front.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



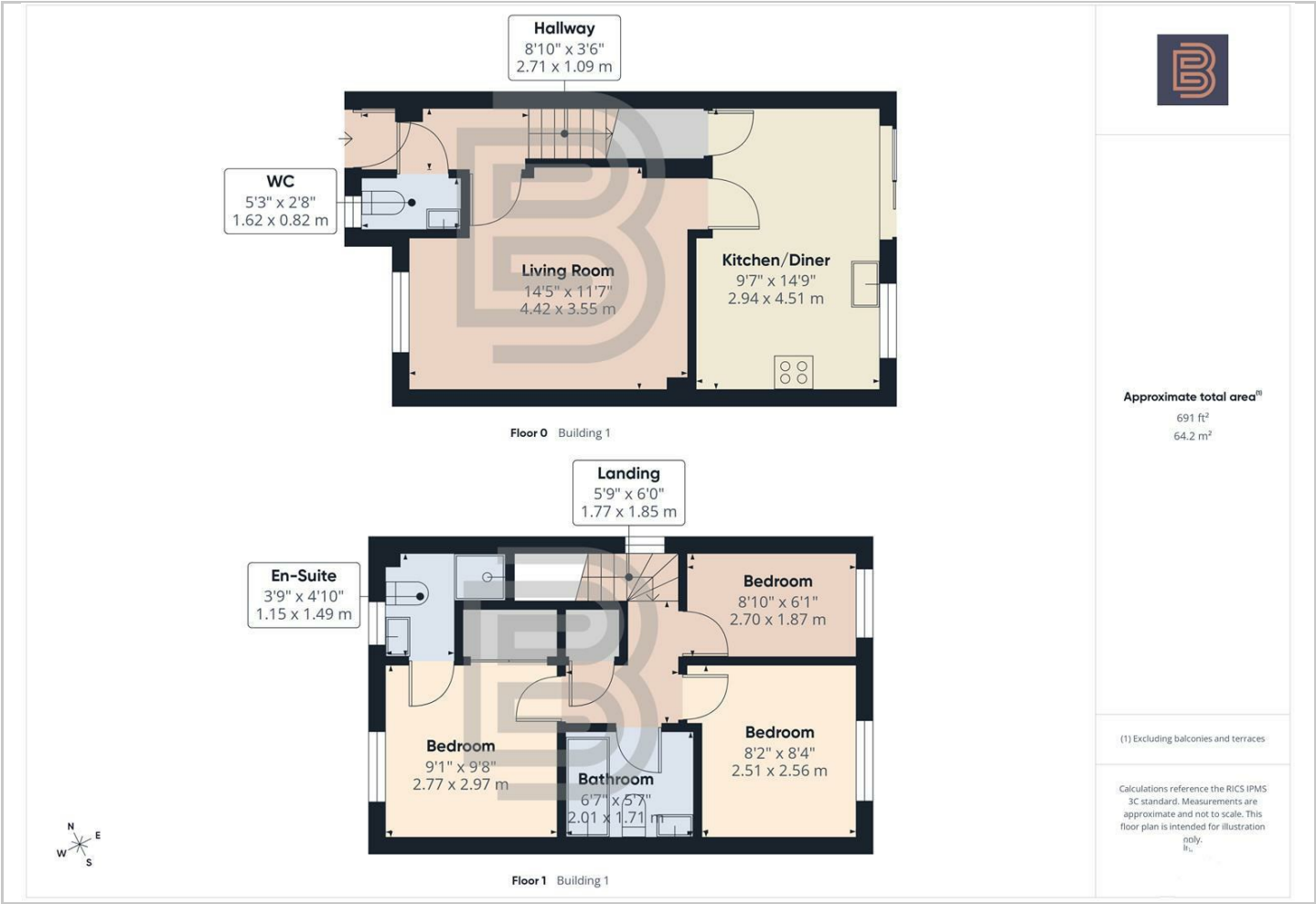
Hybrid Map



Terrain Map



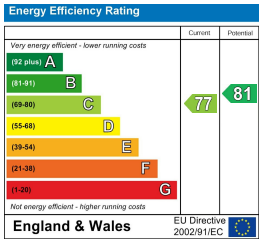
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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