



Gorse Close,

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ESTATE AGENTS

Gorse Close, Rugby

Complete Estate Agents are delighted to welcome to the market a Mid Terrace Home situated in the popular location of Bilton. The Property comprises of Entrance Porch, Lounge and Kitchen/Dining Area. Upstairs there are Three Bedrooms and Modern Bathroom. Low maintenance Garden to the front & rear. Garage in Block with Parking in Front. Viewing is essential to appreciate this delightful home.

Entrance Porch

Enter via double glazed obscure door. Double glazed window to side aspect. Radiator. Storage. Door into:

Lounge 14'11" x 14'0" (4.56 x 4.28)

Double glazed window to front aspect. Fireplace. T.V aerial point, radiator. Stairs rising to the first floor. Laminate flooring. Door to:

Kitchen 14'10" x 9'6" (4.54 x 2.90)

Double glazed window to rear aspect. A range of eye and base level units with work top surfaces, inset sink with drainer and mixer tap over, tiled splash back areas. Fitted four ring gas hob with extractor over and double electric fan assisted oven. plumbing for dishwasher and washing machine. Door to rear garden.



Landing

Access to loft space. Doors to:

Bedroom One 9'8" x 6'9" (2.95 x 2.06)

Double glazed window to rear aspect, fitted wardrobes, radiator.

Bedroom Two 7'10" x 10'8" (2.41 x 3.27)

Double glazed window to front aspect, radiator. Fitted wardrobes and laminate flooring.

Bedroom Three 7'11" x 7'0" (2.42 x 2.14)

Double glazed window to front aspect, radiator. Laminate flooring.

Bathroom

Obscure double glazed window to the rear aspect. Suite comprising: p' shaped bath with shower fitted over. Low level w.c, wash hand basin. Heated towel rail.

Rear Garden

Low maintenance garden which is laid to patio with a garden shed with power connected.

Garage (In A Block)

Single garage situated at the end of the cul-de-sac on the right.

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

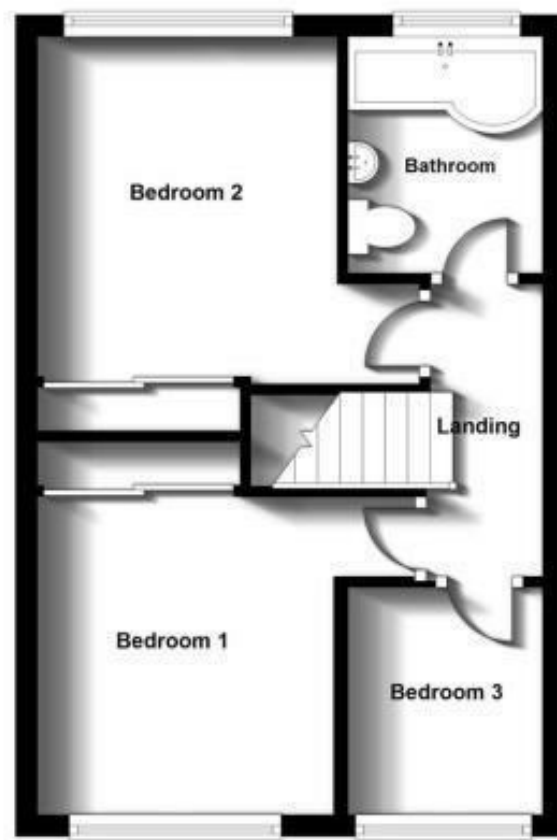
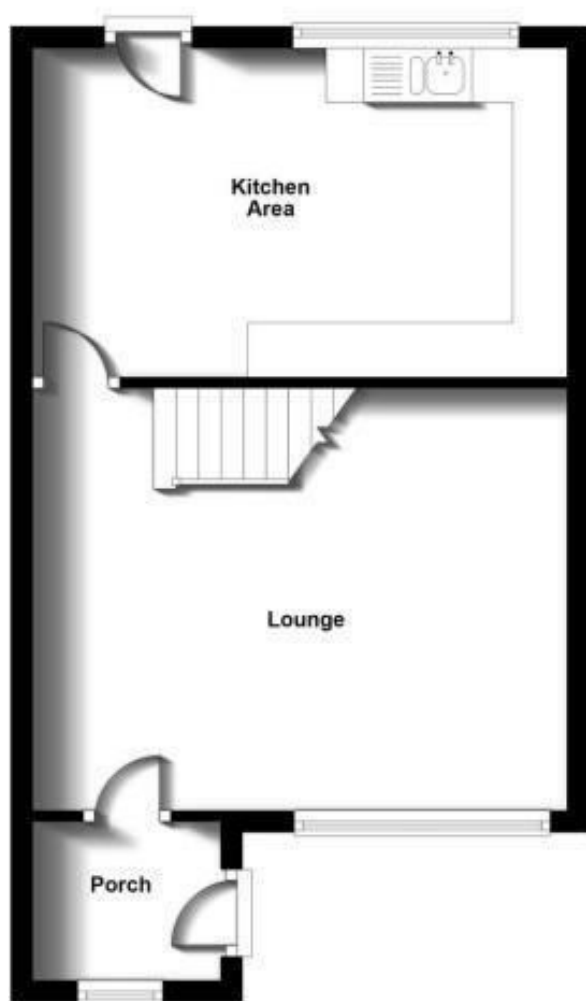
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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		91
(81-91) B		
(69-80) C	73	
(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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