



Devonshire Close, Cawston
Offers Over £195,000

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ESTATE AGENTS

Devonshire Close, Cawston, Rugby

BLOCK VIEWINGS SATURDAY 29TH JANUARY 2022 2PM-4PM PLEASE CALL 01788 550800 TO BOOK A TIMESLOT. Complete Estate Agents are delighted to welcome to the market a two bedroom semi detached home situated in the sought after location of Cawston. The property comprises of entrance hall, utility room, kitchen and lounge/dining area. Upstairs there are two bedrooms, master bedroom with ensuite shower room and main family bathroom. Gardens to front and rear. Single garage with off road parking in front. Viewing is essential to appreciate this delightful home.

Entrance Hall

Stairs to first floor and door to all downstairs accommodation.

Utility Room

Space and plumbing for washing machine, wash hand basin, tiling to splash back areas, double glazed window and radiator. This was originally the downstairs wc but could be easily converted back to a downstairs wc if required.

Kitchen 9'6" x 6'9" (2.90 x 2.08)

Having a range of base, drawer and wall units with worktops over, sink with drainer, integral gas hob with overhead extractor unit, integral oven, space and plumbing for dishwasher, space for fridge/freezer, double glazed window to front, wall mounted boiler and radiator.



Lounge/Dining Area 13'10" x 12'9" (4.24 x 3.91)

Double glazed french doors to rear, double glazed window to rear, radiator, electric flame effect fire and surround.

Landing

Airing Cupboard and doors to all rooms.

Master Bedroom 11'3" x 10'7" (3.43 x 3.25)

Double glazed window to the front, radiator and door to ensuite shower room.

Ensuite Shower Room

Low level wc, shower cubicle with mains shower unit overhead, tiling to splash back areas, double glazed window to front and radiator.

Bedroom Two 8'7" x 7'3" (2.62 x 2.21)

Double glazed window to rear, fitted wardrobes, radiator and loft hatch.

Family Bathroom

Low level wc, wash hand basin, panelled bath with overhead shower, double glazed window to the rear and tiling to splash back areas.

Rear Garden

Fencing to all sides, side paved gated access to front, patio, steps up to lawned area with established shrubs and borders and outside tap.

Front Garden

Paved pathway up to front door, laid mainly to lawn and side gated access to rear.

Single Garage

Up and over door

Off Road Parking

Off road parking in front of garage.



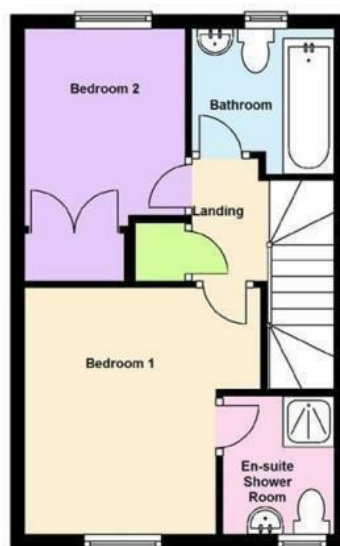
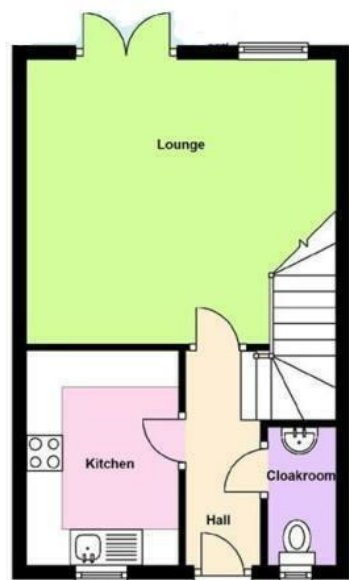
About Rugby

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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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