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Orson Leys, Hillside
Offers Over £430,000

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Orson Leys, Hillside, Rugby

Nestled in the desirable area of Orson Leys, Rugby, this charming house built in 1978 offers a perfect blend of space and comfort. With four well-proportioned bedrooms, this property is ideal for families seeking a welcoming home. The house boasts three reception rooms, providing ample space for relaxation, entertaining guests, or creating a home office.

The two bathrooms ensure convenience for busy mornings and family life, making this home both practical and functional. Set on a large corner plot, the property benefits from generous outdoor space, perfect for children to play or for hosting summer barbecues.

Parking will never be an issue here, as the property accommodates up to four vehicles, a rare find in residential areas. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This delightful house in Orson Leys is not just a property; it is a place where memories can be made. With its spacious layout and prime location, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this house your home.

Entrance Hall

Cloakroom / WC

Lounge 15'0" x 16'7" (4.59 x 5.08)

Dining Room 12'11" x 9'3" (3.96 x 2.82)

Kitchen 10'11" x 10'4" (3.35 x 3.17)

Study/Games Room 12'1" x 12'1" (3.70 x 3.70)

First Floor Landing

Bedroom One 10'4" x 9'0" (3.16 x 2.76)



Bedroom Two 13'6" x 8'9" (4.12 x 2.69)

Bedroom Three 10'10" x 10'10" (3.32 x 3.32)

With Built-in wardrobes

Bedroom Four 7'11" x 9'1" (2.43 x 2.79)

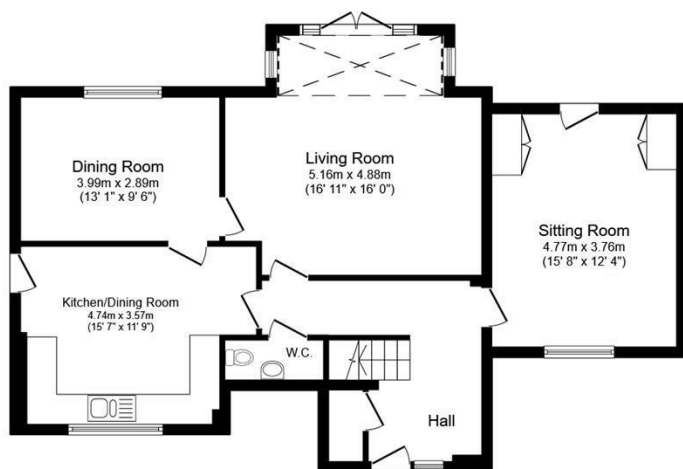
With a built-in wardrobe

Family Bathroom 7'11" x 8'5" (2.43 x 2.58)

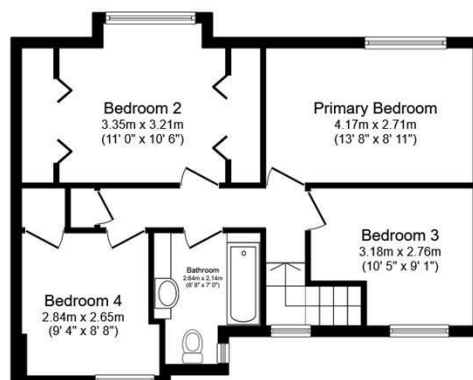
Garage

Rear Garden





Ground Floor
Floor area 83.6 sq.m. (900 sq.ft.)



First Floor
Floor area 55.3 sq.m. (595 sq.ft.)

Total floor area: 138.9 sq.m. (1,495 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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		
(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.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

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