



Grasmere Close,

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ESTATE AGENTS

Grasmere Close, Rugby

Complete Estate Agents are delighted to welcome to the market a Three Bedroom Mid Terrace Home situated in cul-de-sac location in Brownsover. The Property comprises of Entrance Hall, Lounge, Separate Dining Room and Kitchen. Upstairs there are Three Good Size Bedrooms with Bathroom and Separate WC. The Property has Gardens to Front and Rear. There is also a Detached Single Garage with parking to the rear. Viewing is essential to appreciate this delightful home.

Entrance Hall

Door to front aspect. Two storage cupboards. Stairs rising to the first floor. Radiator. Doors onto further accommodation.

Lounge 11'6" x 11'5" (3.51m x 3.48m)

Double glazed window to front aspect. Television and telephone points. Radiator.

Separate Dining Room 7'4" x 11'3" (2.26m x 3.45m)

Double glazed window to rear aspect. Radiator.



Kitchen 7'4" x 11'1" (2.26m x 3.40m)

Wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer unit with mixer tap. Space for electric cooker. Space for under counter fridge. Space for washing machine. Tiling to splashbacks. Radiator. uPVC double glazed window and door to rear aspect.

Landing

Loft access. Airing cupboard. Doors onto bedrooms and bathroom.

Bedroom One 13'5" x 11'5" (4.11m x 3.48m)

Double glazed window to rear aspect. Television cable. Radiator.

Bedroom Two 7'6" x 9'8" (2.31m x 2.95m)

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Three 7'6" x 9'8" (2.29m x 2.95m)

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bathroom

Panelled bath with electric powered shower over. Wash hand basin vanity unit. Fully tiled walls and tiled flooring. Radiator. Extractor fan. uPVC double glazed opaque window to front aspect.

Separate WC

Low Level WC, wash hand basin vanity unit. Fully tiled walls and tiled flooring. uPVC double glazed opaque window to front aspect.

Front Garden

Mainly lawned with flower beds housing plants, trees and shrubs. Storage cupboard. Timber built fence surrounds. Path leading to entrance.

Rear Garden

Lawned area. Patio area. Flower beds. Timber built fence surrounds. Gated access to the rear.

Single Garage to Rear

Up and over door. Power and lighting connected.



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

Approx. 38.9 sq. metres (419.1 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



Total area: approx. 78.0 sq. metres (839.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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