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Cressida Way, Cawston
Guide Price £267,500

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Cressida Way, Cawston, Rugby

Complete Estate Agents are proud to present this end of terrace property in the sought-after area of Cressida Way, Cawston, Rugby, this superb home offers a wonderful combination of modern style and everyday comfort. Built in 2018, the property is finished with a contemporary feel throughout and is ideally suited to those looking for a home that is both attractive and practical.

The accommodation extends to approximately 829 square feet and includes a welcoming reception room, providing an ideal space for both relaxing and entertaining. There are two well-proportioned bedrooms, making the property perfect for a couple, a small family, or those in need of a home office. A well-appointed bathroom completes the internal layout, offering convenience and comfort for day-to-day living.

Set within a peaceful neighbourhood, the property enjoys a pleasant setting while remaining close to local amenities. Its modern construction and efficient layout make it an easy home to move straight into with minimal fuss. Whether you are a first-time buyer or looking for an investment opportunity, this lovely home in Cawston is not to be missed.

Hall

uPVC double glazed window to side aspect. Door to guest WC. Door to Lounge/Diner. Under-stairs storage cupboard. Stairs rising to first floor. Wall mounted radiator.

Kitchen 8'11" x 8'5" (2.74 x 2.59)

uPVC double glazed window to the front elevation. Fitted with a comprehensive range of high-gloss wall and base units complemented by work surfaces. Stainless steel sink and drainer with a mixer tap. Integrated fridge and freezer, along with a built-in oven, gas hob and extractor hood. Space and plumbing are provided for both a washing machine and dishwasher. Useful storage cupboard housing the combi boiler.



Lounge/Diner 15'1" x 14'0" (4.6 x 4.29)

Bright dual-aspect room featuring uPVC double glazed windows to the side and rear elevations, allowing for plenty of natural light. uPVC door providing direct access to the rear garden. Wall-mounted radiator. Wood-effect flooring throughout. Television point.

Guest WC

Low flush WC. Extractor. Wall mounted radiator. Pedestal wash hand basin. Tiling to splashback.

Landing

Storage Cupboard. Wall mounted radiator. Doors to both double bedrooms. Door to bathroom. Access to loft.

Bedroom One 11'10" x 11'1" (3.63 x 3.4)

uPVC double glazed windows to the side and to the rear with a wall mounted radiator.

Bedroom Two 15'5" x 8'5" (4.7 x 2.57)

uPVC double glazed window to the front with a wall mounted radiator.

Bathroom

uPVC double glazed window to the front elevation. Useful built-in storage cupboard. Fitted with a panelled bath featuring a mains-fed shower over, low-level flush WC and pedestal wash hand basin. Wall-mounted radiator.

Front Garden/Parking

Gravelled front garden with a block-paved driveway providing off-road parking. An additional allocated parking space is situated opposite the property, offering parking for up to three vehicles in total. A gravelled pathway extends along the side of the property, leading to a metal security gate providing access to the enclosed rear garden. See Boundary

Rear Garden

Recently enhanced to create a stylish, low-maintenance outdoor entertaining space. An initial paved patio leads onto a generous gravelled area, with a hard-standing and timber cabin benefiting from power which could be converted into an office. A further paved seating area is located at the rear of the garden, ideal for relaxing or entertaining. The garden is enclosed by a combination of timber fencing and brick walling, with raised planters adding character. Side gated access completes this attractive outdoor space.



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



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		96
(81-91) B	84	
(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	

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