

Morton Gardens,
Guide Price £220,000

complete ESTATE AGENTS

Morton Gardens, , Rugby

Welcome to this charming terraced house located in the heart of Rugby, specifically on the desirable Morton Gardens. This delightful property, built in 1995, offers a perfect blend of modern living and convenience, making it an ideal choice for families or professionals alike.

Spanning approximately 689 square feet, the house features a well-proportioned reception room that provides a warm and inviting space for relaxation and entertaining. The property boasts three comfortable bedrooms, each offering ample space for personalisation and comfort. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the provision for parking, accommodating up to two vehicles, which is a rare find in town centre locations. This added convenience allows for easy access to the vibrant amenities that Rugby has to offer, including shops, doctors, restaurants, and recreational facilities.

The property is situated in a friendly neighbourhood, making it a wonderful place to settle down. With its modern construction and thoughtful layout, this terraced house is not only a practical choice but also a lovely place to call home. Whether you are looking to invest or seeking a new residence, this property in Morton Gardens is certainly worth considering.

Entrance Hall/Stairs 4'1" x 3'4" (1.26 x 1.04)

Entrance hall with a uPVC double-glazed front door, radiator, consumer unit, laminate flooring and staircase rising to the first floor.

Living Room 10'3" x 16'2" (3.13 x 4.93)

uPVC double-glazed window to the front elevation, radiator, feature fireplace with electric fire, thermostat control, useful understairs storage cupboard and laminate flooring.





Kitchen/Diner 13'5" x 8'7" (4.09 x 2.64)
uPVC double-glazed window, fitted with a range of wall and base units incorporating an extractor hood and freestanding electric cooker. Stainless-steel sink and drainer with mixer tap, Potterton Pima boiler with Drayton thermostat control, radiator, laminate flooring and uPVC double-glazed patio doors leading out to the rear garden.

Landing
Access to loft and carpeted.

Bedroom One 10'2" x 8'9" (3.12 x 2.67)
uPVC double-glazed window, radiator, fitted wardrobe and carpeted flooring.

Bedroom Two 7'3" x 9'11" (2.23 x 3.03)
uPVC double-glazed window, radiator and carpeted flooring.

Bedroom Three 5'10" x 6'8" (1.78 x 2.05)
UPVC double glazed window, radiator and carpeted.

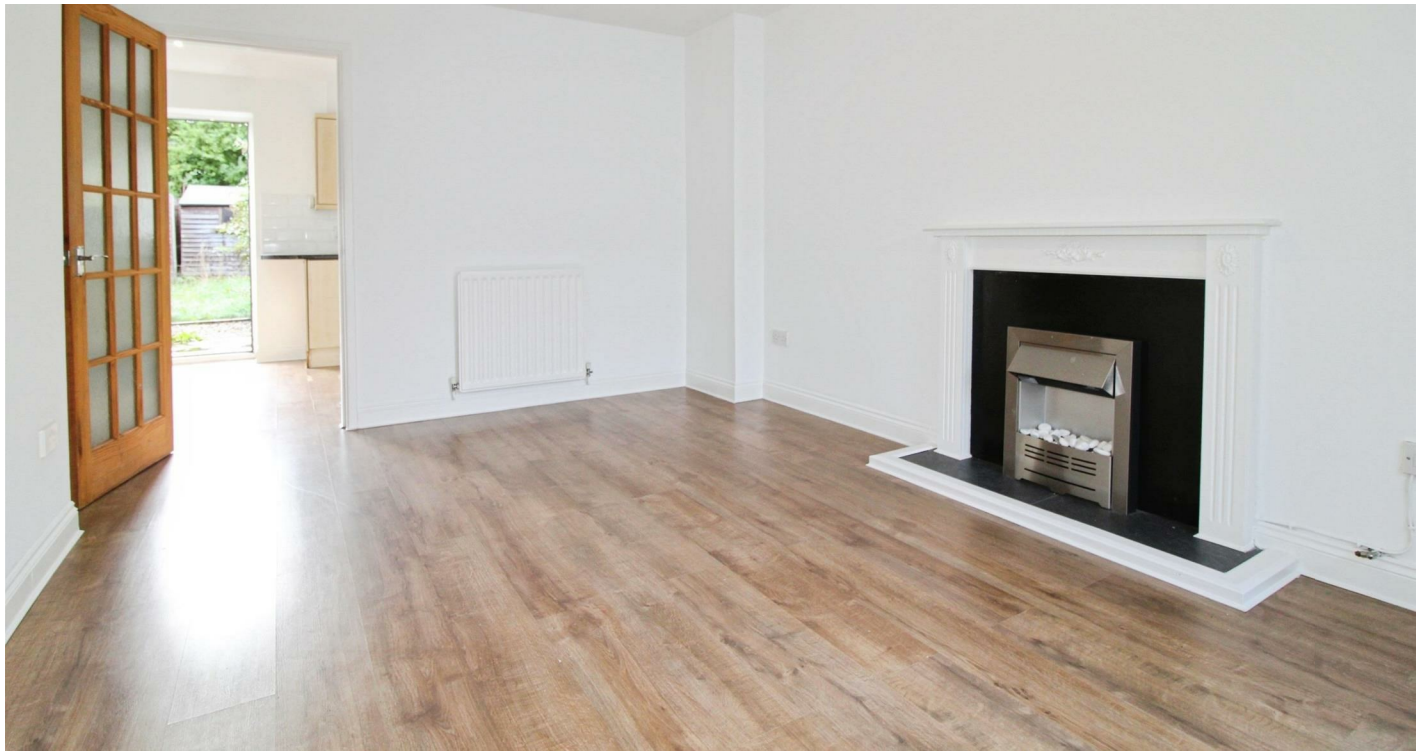
Bathroom 6'5" x 5'10" (1.98 x 1.78)
Three-piece suite comprising a panelled bath with shower mixer tap, low-flush WC and wash hand basin set within a vanity unit. Partially tiled walls, radiator and vinyl flooring.

Garden Front
Driveway providing off-road parking, with a low-maintenance front garden mainly laid with decorative gravel.

Garden Rear
Rear garden comprising a patio area, lawn, planted borders and garden shed.

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





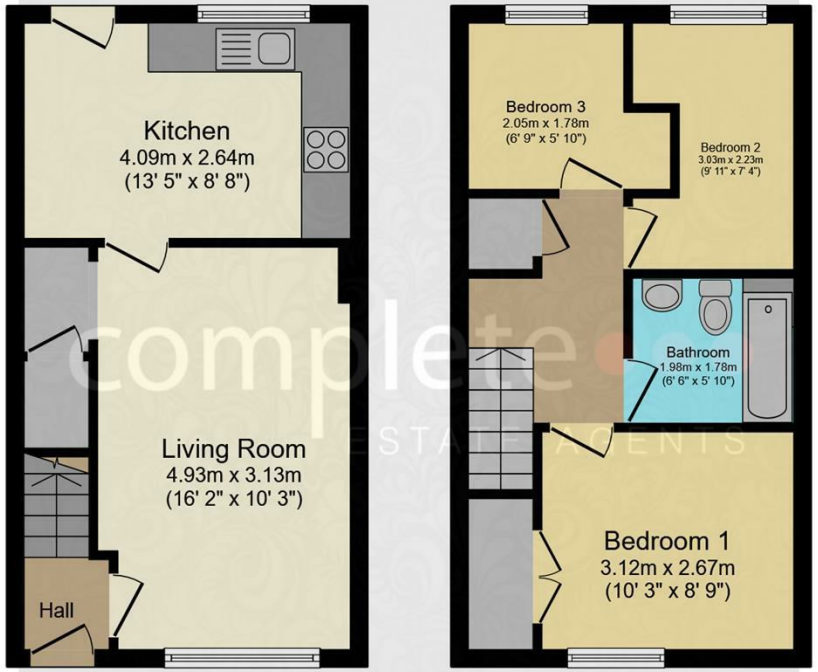


Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





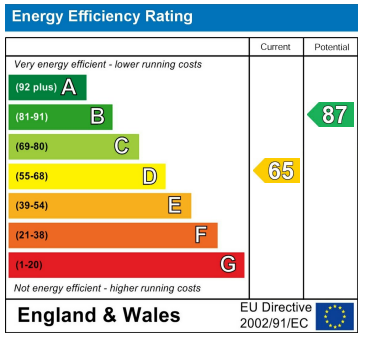


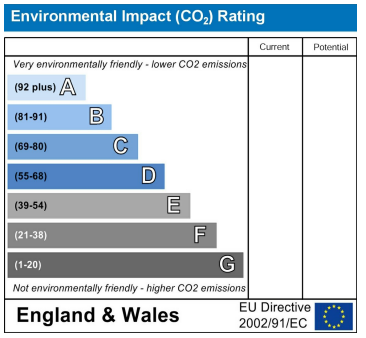




Total floor area: 61.3 sq.m. (660 sq.ft.)

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





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

complete ESTATE AGENTS