



Fieldfare Close, Coton Meadows
Offers In Excess Of £220,000

complete 
ESTATE AGENTS

Fieldfare Close, Coton Meadows, Rugby

Complete Estate Agents are delighted to welcome to the market a Four Bedroom End Terrace Home located on the popular Coton Meadows Development and situated in a cul-de-sac location. The Property has good transport links and is in the locality for numerous Primary and Secondary Schools. The property Comprises of Entrance Hall, Downstairs WC, Lounge and Modern Kitchen/Dining Area. Upstairs the property had Four Good Size Bedrooms with the Master Bedroom having an Ensuite Shower Room. To the Rear there is a low maintenance garden and to the side there is a Side Driveway and Single Garage. Viewing is essential to appreciate this delightful home.

Entrance Hall

Entered via double glazed door. Doors to

Cloakroom

Low flush wc. Wash hand basin. Radiator. Window to front.

Kitchen / Breakfast Room 13'10" x 9'4" (4.23 x 2.86)

Double glazed uPVC window facing the front. Radiator. Granite effect work surface, wall and base units, inset sink with drainer, space for a range style cooker with extractor above. Plumbing for a dishwasher.

Lounge 16'2" x 11'3" (4.95 x 3.43)

UPVC patio double glazed door, opening onto the garden. Double glazed UPVC window facing the rear. Radiator.



First Floor Landing

Linen cupboard. Doors to

Bedroom Two 11'1" x 9'3" (3.40 x 2.84)

Having UPVc double glazed window to rear aspect, radiator and built-in wardrobes

Bedroom Three 10'4" x 9'3" (3.15 x 2.84)

Having UPVc double glazed window to front aspect, radiator and built-in wardrobes

Bedroom Four 7'6" x 6'7" (2.31 x 2.03)

Having UPVc double glazed window to rear aspect, radiator and telephone point

Family Bathroom

Double glazed uPVC window with obscure glass facing the front. Radiator. Low level WC, P shaped panelled bath, shower over bath, wash hand basin, extractor fan.

Second Floor

Master Bedroom 15'3" x 12'11" max (4.65 x 3.94 max)

Having UPVC double glazed window to front aspect plus Velux window, radiator, two built-in wardrobes, television point and access to loft. This room has some restricted head height

En Suite

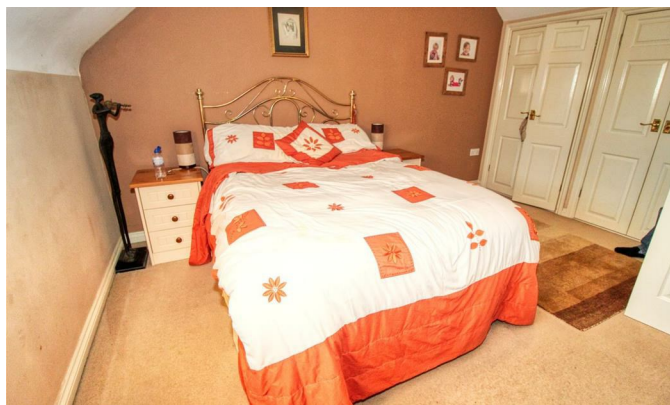
Having UPVc double glazed window to rear aspect, radiator, shower cubicle, low flush WC, wash hand basin, extractor fan, shaver point and part height tiling. This room has some restricted head height

Garden

Paved patio area. Full enclosed by timber fencing.

Garage

Entered via up and over door. Useful loft storage.



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

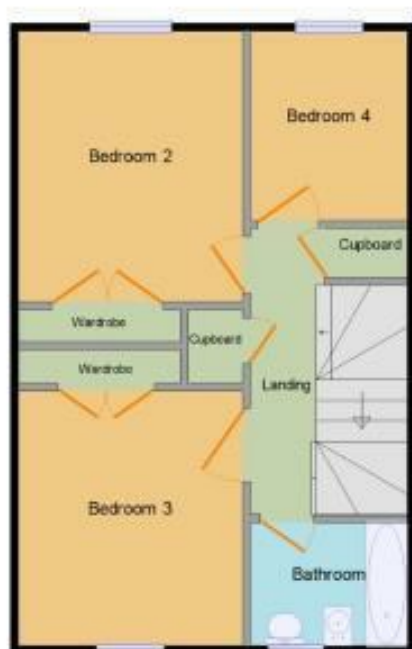
borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

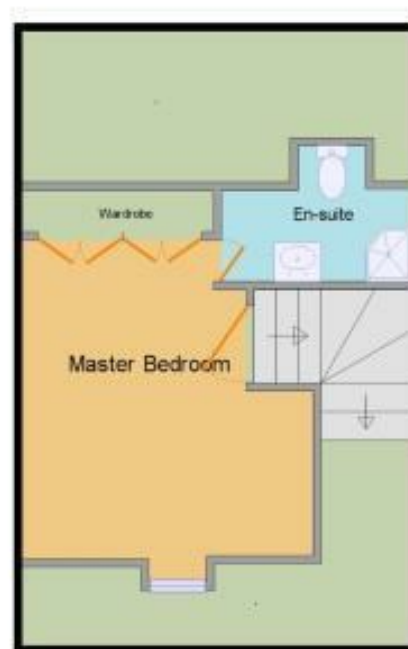
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



Ground Floor



1st Floor



2nd Floor

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.

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