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Armstrong Close, Overslade,,  
Asking Price £220,000

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ESTATE AGENTS

# Armstrong Close, Overslade,, , Rugby

Welcome to this charming three-bedroom terraced house located on Armstrong Close in Rugby. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for families or professionals alike.

As you enter, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the open plan kitchen and dining room, which features patio doors that lead directly to the garden. This seamless connection between indoor and outdoor spaces is perfect for enjoying al fresco dining or simply soaking up the sun in your private garden.

The property boasts three well-proportioned bedrooms, providing ample space for family members or guests. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living.

Additionally, the house benefits from a driveway that offers off-road parking, a valuable feature in today's busy world.

## Entrance Porch 4'5" x 2'11" (1.35 x 0.89)

Window to the front, Door to,

## Lounge 14'4" x 14'2" (4.39 x 4.34)

Window to the front, Radiator.

## Kitchen/ Dining Room 14'4" x 11'3" (4.39 x 3.45)

Spacious kitchen with an array of fitted base cupboards and drawers. Eye level units. Built in electric oven with hob and extractor above. Tiled splashbacks. Patio doors to,

## Garden

Low Maintenance Rear Garden With Storage Shed



## Landing

Doors to

## Bedroom One 11'1" x 9'3" (3.38 x 2.82)

Window to front, Storage Cupboard, Radiator.

## Bedroom Two 8'0" x 8'0" (2.46 x 2.46)

Radiator. Window to rear.

## Bedroom Three 11'3" x 6'0" (3.43 x 1.83)

Radiator. Window to rear.

## Bathroom 7'8" x 4'9" (2.36 x 1.45)

Low flush WC. Shower Cubicle, Wash hand basin. Radiator. Window to front.

## Front Garden

## Parking

Off Road parking for one car with an additional shared 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

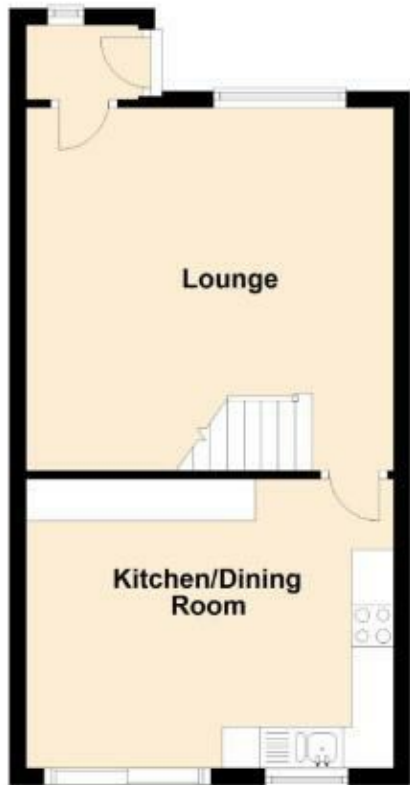
Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR





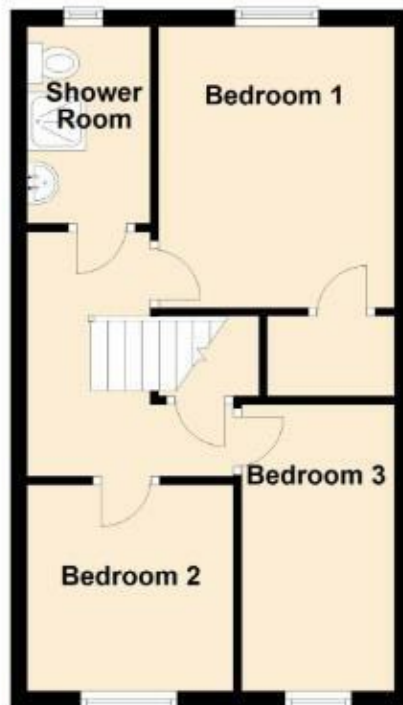
**Ground Floor**

Approx. 36.2 sq. metres (389.2 sq. feet)



**First Floor**

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 71.1 sq. metres (765.8 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 75                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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