





PROPERTY SUMMARY

An exceptionally well presented end of terraced home built by 'Persimmon Homes'. Built circa 2021 benefitting from the remainder of its NHBC guarantee, this property is the perfect first time or investment purchase.

In brief this two bedroom end of terraced home comprises; entrance hall, ground floor WC, living room, fitted kitchen/diner with 'French' doors onto the rear garden. The first floor has two double bedrooms and a family bathroom. Externally, there is an allocated parking space and an enclosed rear garden which is laid to lawn and a decking area ideal for alfresco dining. The property benefits from gas central heating via a combi boiler and PVCu double glazing.

We feel as the selling agent it is important to point out the positioning of this property within the Coton Park development. Situated on the picturesque pathway leading to the great central nature reservation, this property boasts the wonderful feeling of open space and privacy.

PROPERTY LOCATION

Coton Park is a popular residential area on the outskirts of Rugby. It is ideally placed for the commuter owing to its ease of access to transport links, including the M6, M1, and A14. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston in under 50 minutes. Coton Park is popular with families having plenty of play areas and open spaces for walks. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. Shopping facilities are available at nearby Elliots Field and



Junction One retail parks, as well as local amenities which include a supermarket, hairdressers, and a renowned butchers shop, among others.

ENTRANCE HALL

4' 4" x 3' 8" (1.32m x 1.12m)

LOUNGE

14' 1" x 9' 5" (4.29m x 2.87m)

INNER HALL

5' 4" x 3' 9" (1.63m x 1.14m)

KITCHEN/DINING ROOM

12' 6" x 8' 4" (3.81m x 2.54m)

W.C

4' 7" x 3' 9" (1.4m x 1.14m)

LANDING

6' 3" x 6' 2" (1.91m x 1.88m)

BEDROOM ONE

12' 7" x 10' 8" (3.84m x 3.25m)

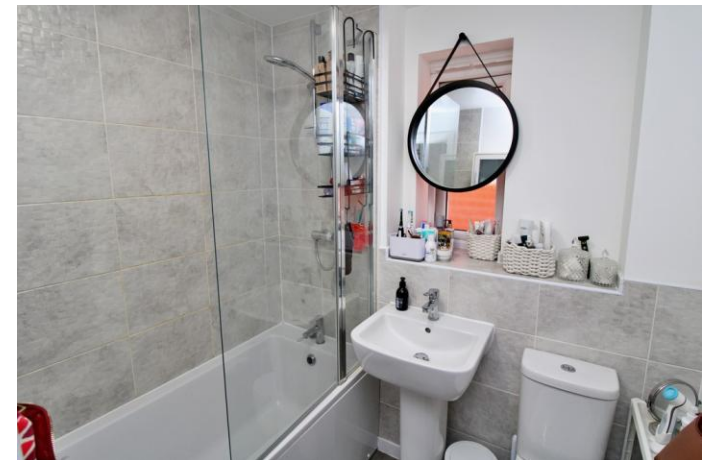
BEDROOM TWO

10' 8" x 8' 8" (3.25m x 2.64m)

BATHROOM

6' 2" x 6' 1" (1.88m x 1.85m)









Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		