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Oxford Street, Town Centre
Offers Over £220,000

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ESTATE AGENTS

Oxford Street, Town Centre, Rugby

Complete are pleased to present this immaculate end-of-terrace property built in 2020 to a high standard and located just a few minute's walk from both Rugby Town Centre and Rugby Railway Station. Ideal for couples, investors, and first-time buyers. This stunning home offers modern and open-plan living, with a spacious reception room that has large windows allowing ample natural light to flood in. The reception room also boasts a feature fireplace and textured media wall, creating a cosy and inviting atmosphere. The property features a stylish and open-plan kitchen, complete with modern appliances and a breakfast bar, perfect for entertaining guests. The kitchen also benefits from plenty of natural light, making it the heart of the home. There are two double bedrooms in this property, both of which offer generous proportions and an abundance of natural light. Bedroom two also includes built-in wardrobes, providing ample storage space. The bathroom is well-appointed with a heated towel rail, adding a touch of luxury to your daily routine. Located in a convenient area, this property benefits from excellent public transport links, making it easy to travel around the city. Nearby schools provide educational opportunities for families with children, while local amenities and green spaces are just a short distance away, allowing for a comfortable and convenient lifestyle. This property has a touch of contemporary style, and a modern décor throughout. Including an off road parking space. As an added benefit, this property has an EPC rating of B, ensuring energy efficiency, and falls within council tax band B. Don't miss the opportunity to own this fantastic property, contact us today to arrange a viewing!

Kitchen 11'1" x 9'1" (3.4 x 2.77)

A modern kitchen with having base, drawer and wall units with worktops over, sink with drainer, integral electric hob and electric oven, integral dishwasher and double glazed window to front., a breakfast bar and front and rear doors for access. Stairs leading to first floor.

Living Room 15'3" x 12'4" (4.65 x 3.78)

A modern living space with a textured media wall, patio doors leading to the courtyard garden and under stairs storage cupboard.

W/C 5'6" x 2'7" (1.7 x 0.81)

Low Level WC, wash hand basin and tiling to splash back areas.



Bedroom One 12'5" x 9'3" (3.81 x 2.84)

A double bedroom with a Radiator and a Double Glazed Window to front.

Bedroom Two 10'9" x 8'11" (3.28 x 2.72)

A double bedroom with a Radiator, fitted wardrobes and a Double Glazed Window to front.

Bathroom 7'4" x 5'8" (2.26 x 1.73)

A three piece suite with a shower over the bath, finished with tiled walls to splash areas.

Rear Garden

A low maintenance courtyard garden. Gate leading to rear access.

Allocated Parking Space

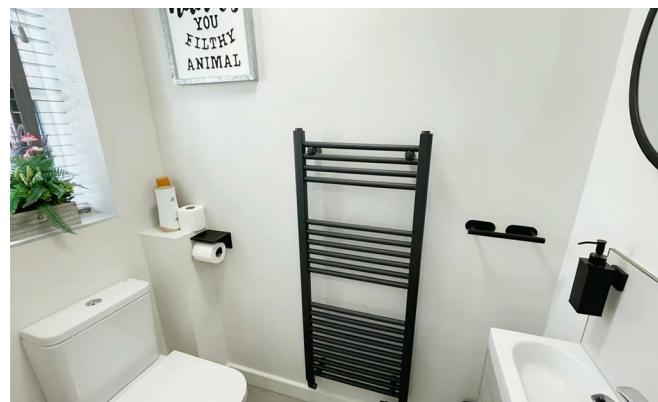
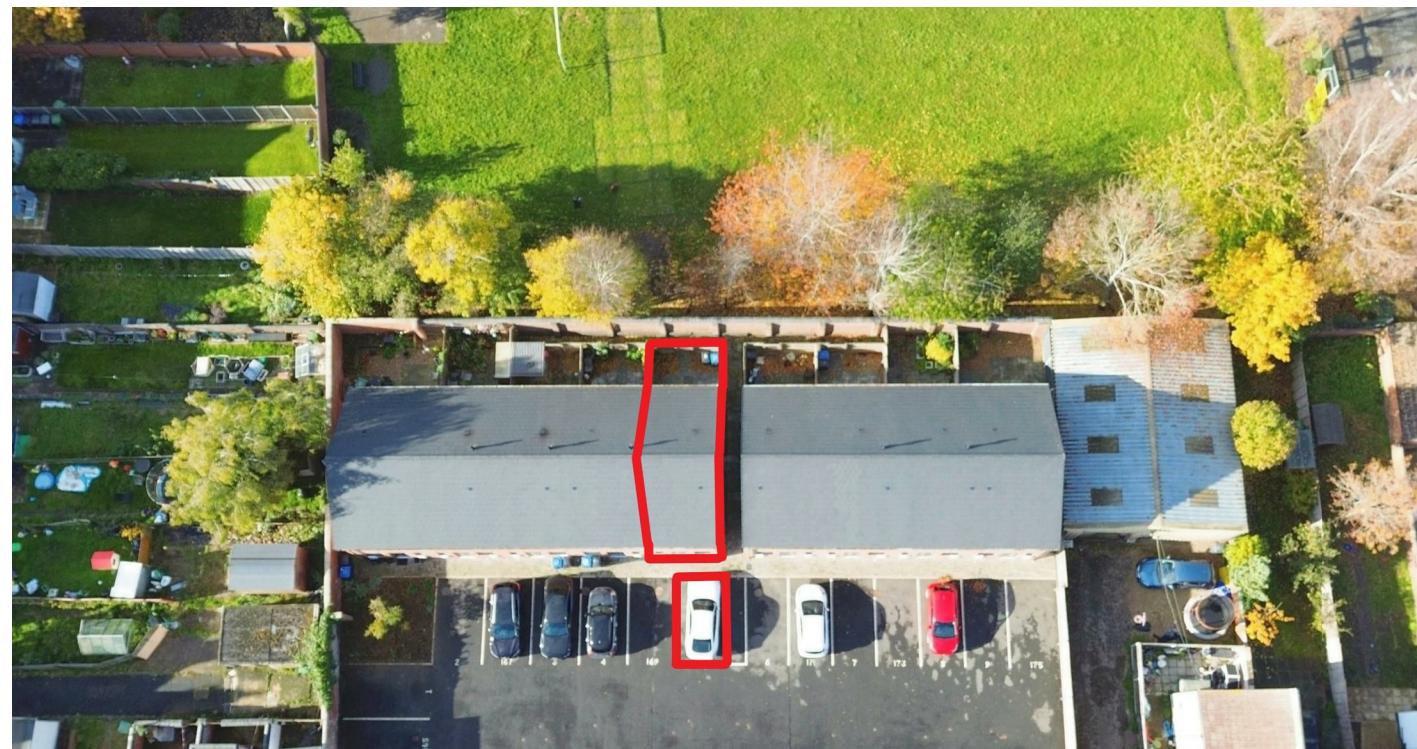
One allocated parking space in front of property.

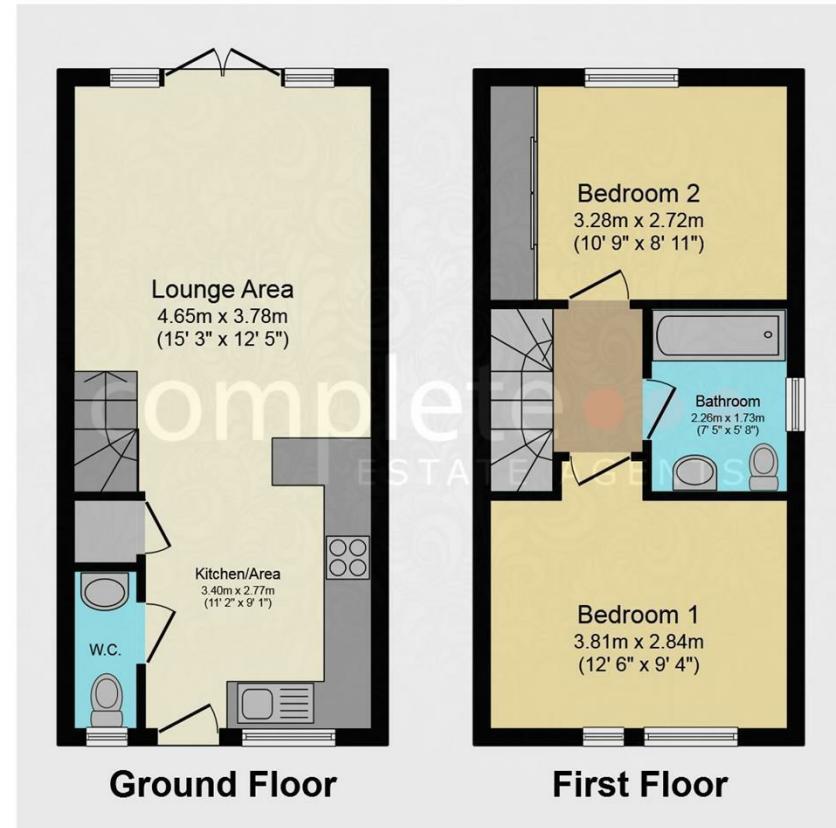
About Rugby

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 61.4 sq.m. (661 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	97
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.