37 Roundhouse Drive
Cawston
RUGBY
CV22 7YX

Offers Over £250,000

- MODERN TWO BEDROOM
- LOUNGE / DINER
- GROUND FLOOR CLOAKROOM
- ENCLOSED REAR GARDEN
- POPULAR LOCATION
- END OF TERRACE
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING B

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A beautifully presented modern two-bedroom end terrace home, built by Messrs. William Davis and located in the ever-popular area of Cawston. The accommodation briefly comprises a stylish fitted kitchen, downstairs W.C., spacious lounge, two double bedrooms, and a contemporary family bathroom. Outside, the property benefits from off-road parking for one vehicle and a private, enclosed rear garden. Additional benefits include gas radiator central heating, and upvc double glazing throughout.
This home represents an excellent opportunity for first-time buyers or investors seeking a well-maintained property in a desirable location.
Cawston offers a wealth of local amenities, well-regarded schools, and excellent transport links. With regular bus services and easy access to the A45, M45, M1, and M6, commuting is a breeze. Rugby train station is just a ten-minute drive away, providing direct mainline services to London Euston and Birmingham New Street.

Accommodation Comprises
Entry via covered entrance with obscure glazed composite door into:

Hallway
Stairs rising to first floor. Radiator. Built in Fusebox. Security alarm panel. Doors off to kitchen, lounge, and downstairs w.c.

Kitchen
13'4" x 7'7" (4.08m x 2.32m)
Fitted with a range of contemporary wall and base units with soft-close drawers. One and a half bowl stainless steel sink and drainer unit. Built in Zanussi electric oven and four piece hob with extractor hood over. Integrated fridge. Space and plumbing for a washing machine. Radiator. Spotlights. Vinyl flooring. Cupboard housing combination boiler. Window to front aspect.

Lounge / Diner
14'4" x 12'11" max (4.39m x 3.94m max)
Window to rear aspect. French doors opening to rear garden. Radiator.

Ground Floor W.C.
With a white high gloss suite to comprise, low level w.c. and wall mounted wash hand basin with mixer tap and tiled splash back. Slimline radiator. Vinyl flooring. Extractor fan.

First Floor Landing
Access to loft space. Storage cupboard. Doors off to bedrooms and bathroom.

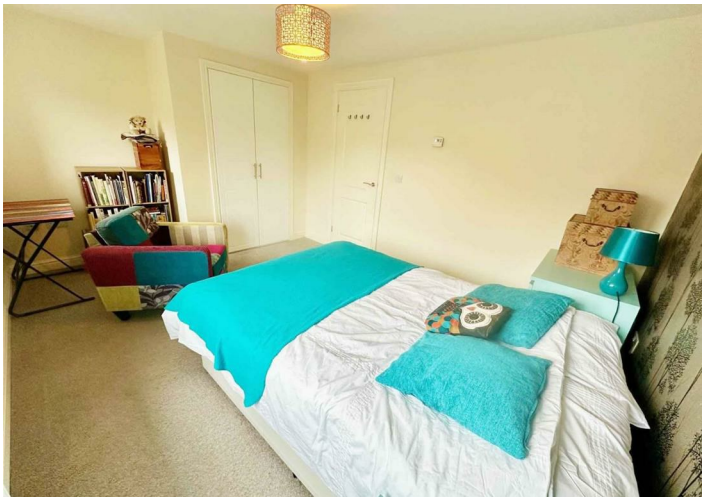
Bedroom One
14'4" max x 11'2" (4.37m max x 3.41m)
Two windows to rear aspect. Radiator. Built in wardrobe.

Bedroom Two
11'9" max x 9'2" (3.60m max x 2.81m)
Two windows to front aspect. Radiator. Built in wardrobe.

Bathroom
6'7" x 7'5" (2.03m x 2.28m)
Fitted with a high gloss contemporary suite to comprise; bath with mixer tap over, wall mounted mixer shower, and shower screen, wall mounted wash hand basin with mixer tap, and a low level w.c. Tiling to splash areas. Ladder radiator. Shaver point. Spotlights. Extractor fan. Vinyl floor covering.

Rear Garden
Mainly laid to lawn with flower and shrub borders. Patio area. Further area laid to gravel. Cold water tap. Enclosed by timber fencing. Gated side pedestrian access.

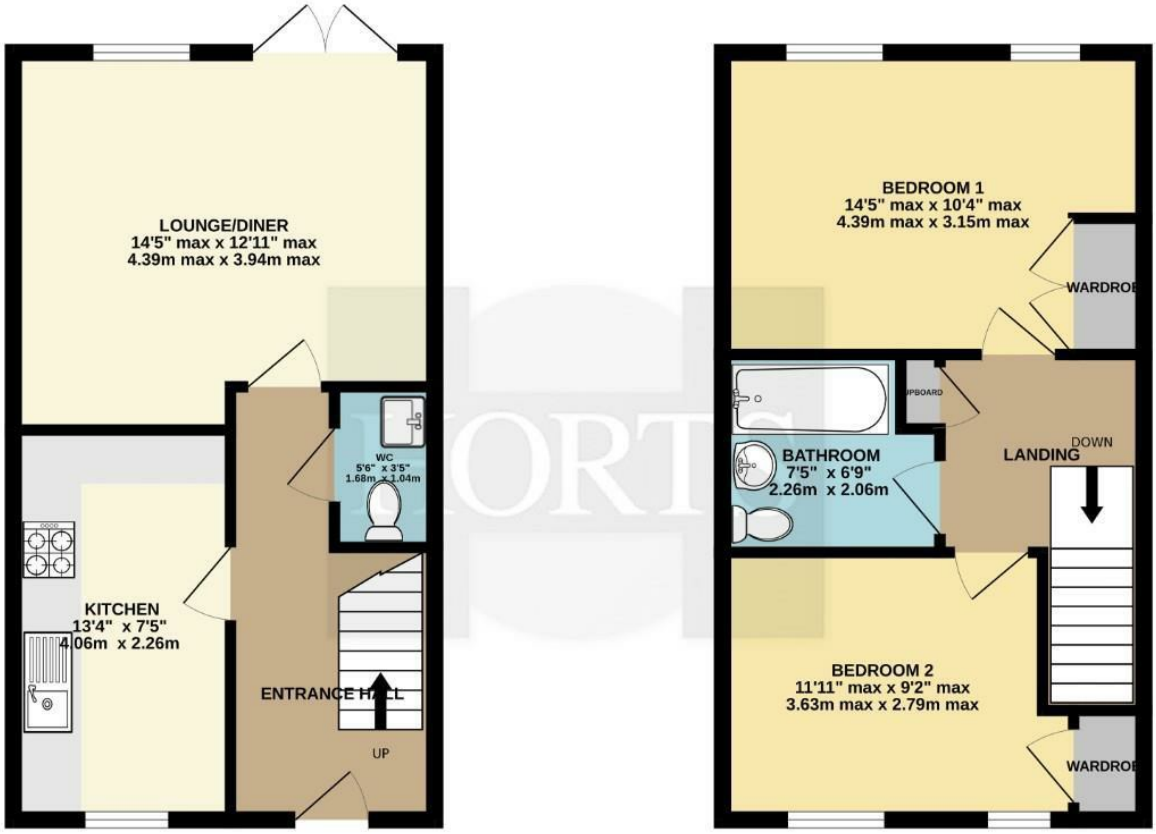
Agents Note
Council Tax Band: C
Energy Efficiency Rating: B



Seawhite
OF BRIGHTON

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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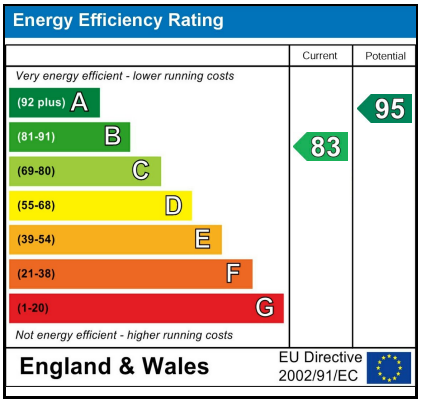

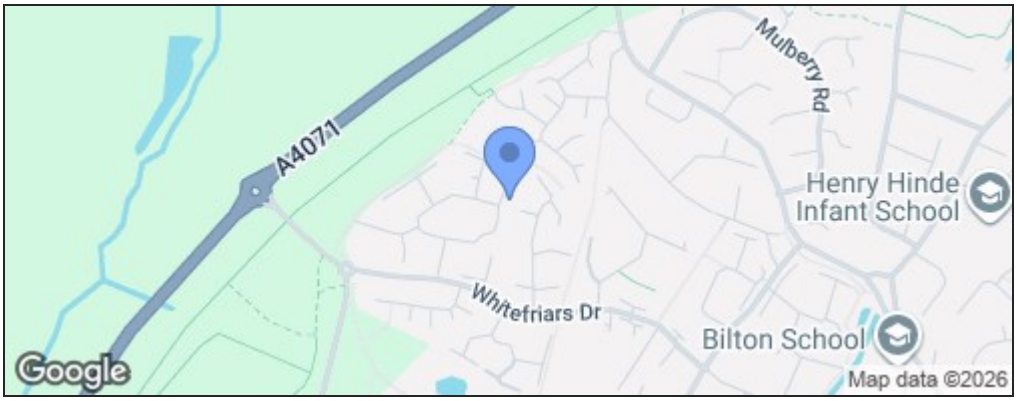

Disclaimer

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