



**Trussell Way, Rugby, Warwickshire**  
**£289,950**



# Trussell Way, Rugby, Warwickshire

Crowhurst Gale are pleased to present this three bedroom semi detached property in the popular area of Cawston. Built in 2019, number 19 Trussell Way is a contemporary, three bedroom family home set on a popular and private development to the west of the desirable market town of Rugby. Set over two floors, and with a good size rear garden, open plan living, and off street parking, this exceptional home offers flexible modern living with accommodation extending to roughly 900 sq ft.

## Frontage

Parking for two cars.

## Entrance Hall

A generous entrance hallway, provides access to the living room and kitchen as well as a downstairs cloakroom/WC.

## Cloakroom/WC

WC and washbasin.

## Kitchen 8'9" x 11'6" (2.68 x 3.52)

The kitchen has a front aspect window which provides an abundance of natural light. There are integrated appliances, fridge/freezer and gas hobs, as well as plenty of counter top space.



**Lounge 14'9" x 16'2" (4.50 x 4.93)**

The lounge/dining room has views over the rear garden from the large window and french doors leading onto the patio area. There is additional storage in the under stairs cupboard.

**First Floor Landing**

Doors to:

**Bedroom One 13'4" x 9'4" (4.08 x 2.85 )**

Window to rear aspect.

**Bathroom 6'0" x 6'9" (1.85 x 2.07)**

Bath with shower fitted over. WC and washbasin. Window to rear.

**Bedroom Two 13'2" x 8'9" (4.03 x 2.67)**

Window to front aspect.

**Bedroom Three 8'8" x 7'1" (2.66 x 2.16)**

Window to front aspect.

**Rear Garden**

Mainly laid to lawn with panelled fencing.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Tax Band**

Tax Band: C



**Tenure**  
Freehold

**Local Authority**  
Rugby Borough Council

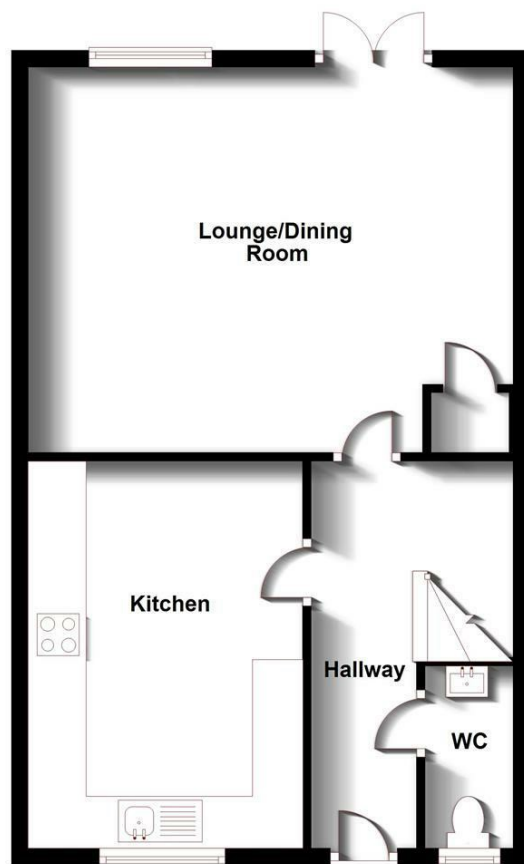
**Viewing**



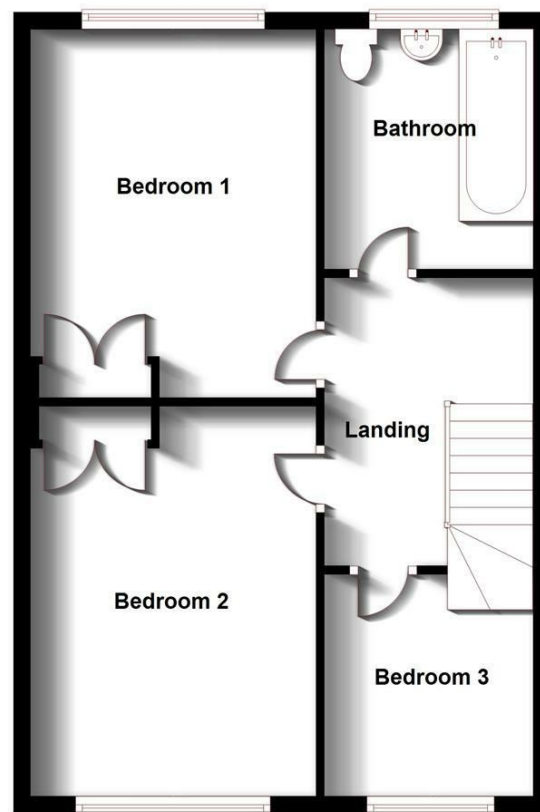
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



**Ground Floor**



**First Floor**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 96        |
| (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 <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 |           |

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

