



Nightingale Gardens, Rugby, CV23 0WT



**GUILD HOUSE**  
Estate Agents



Situated in Coton Park this four bedroom end mews townhouse offers versatile family living accommodation set across three floors.

The ground floor features a large breakfast kitchen with plenty of space for a family dining table with patio doors leading out to the rear garden. It features a Rangemaster cooker with extractor over and fitted dishwasher. A reception room which could be used for formal dining, as a cosy lounge, an office, or even an extra bedroom and a separate WC washroom.

The first floor offers a family lounge and a double bedroom with fitted wardrobes and En-Suite shower

The second floor hosts two double bedrooms each with fitted wardrobes, a single bedroom and a family bathroom.

The property is fitted with gas fired central heating to radiators together with upvc double glazing and Solar Panels providing a feed in tariff.

Outside, there is driveway parking to the side of the property for two to three cars and a single brick built garage. The rear garden is laid mainly to patio and wild flower borders with Bird Boxes. This property offers versatile living accommodation and viewing is recommended.

Within easy reach of a good primary school Ideally situated being only a short walk.

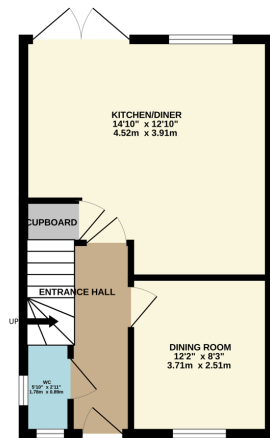
Rugby benefits from a main line rail service with regular trains to London, Birmingham and other major cities. Birmingham airport is a 25 minute drive and the major road networks are accessible M1, M6, M69, A14 & A46



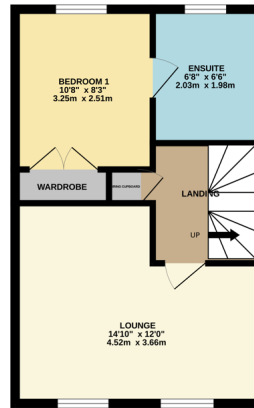
- VERSATILE PROPERTY SET ACROSS THREE FLOORS
- FOUR BEDROOMS
- GREAT SIZED BREAKFAST KITCHEN
- TWO RECEPTION ROOMS
- EN SUITE & FAMILY BATHROOM
- DRIVEWAY/PARKING FOR 2/3 CARS
- SOLAR PANELS
- GOOD ACCESS TO LOCAL AMENITIES AND SCHOOLS



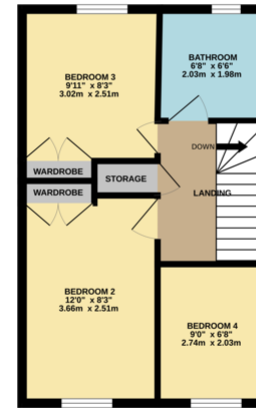
GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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