



Mulberry Road, Rugby, Warwickshire
£300,000



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Crowhurst Gale are delighted to offer this well presented three bedroom detached property located in a popular residential location within walking distance of Bilton Village. The village offers a wide range of local amenities, and is within easy reach of Rugby Town Centre and all major road/rail networks. In brief, the property comprises: Entrance hallway, spacious living/dining room, fitted kitchen. To the first floor there are two double bedrooms and one single all with (built in storage), and a family bathroom with a shower over the bath. Externally the property has beautiful front and rear gardens with a summer house, patio area with a pergola. Single garage and driveway parking, Further benefits include double glazing and gas central heating. NO CHAIN.

Entrance Hallway

Living/Dining Room 22'10" x 10'8" (6.961 x 3.267)

Window to front.

Kitchen 8'7" x 8'1" (2.634 x 2.488)

Fitted kitchen with window to rear.

Stairs Rising To First Floor Landing

Doors leading to:

Bedroom One 13'6" x 9'11" (4.138 x 3.039)

Window to front aspect.

Bedroom Two 9'1" x 7'9" (2.769 x 2.367)

Window to rear aspect.

Bedroom Three 10'3" x 6'9" (3.138 x 2.071)

Window to front aspect.



Bathroom

Obscure window to rear aspect.

Front And Rear Gardens**Single Garage And Driveway****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.

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.

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.

Tenure

Freehold

Tax Band

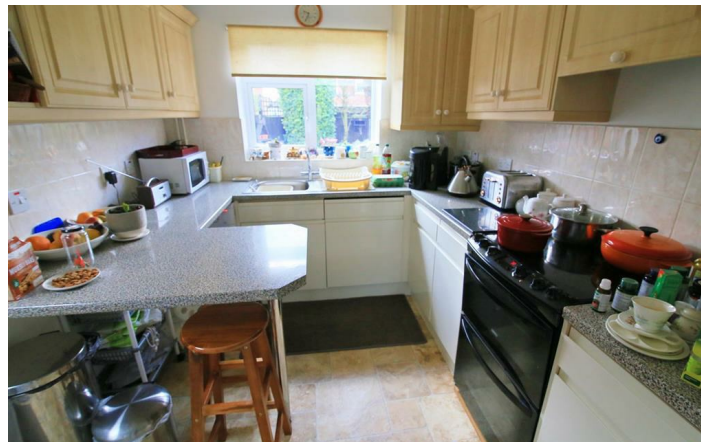
Tax Band: D

Local Authority

Rugby Borough Council

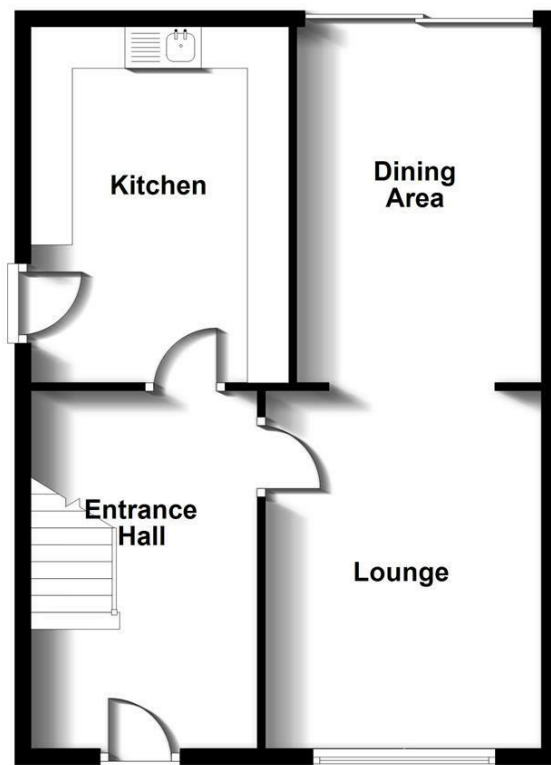
Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266

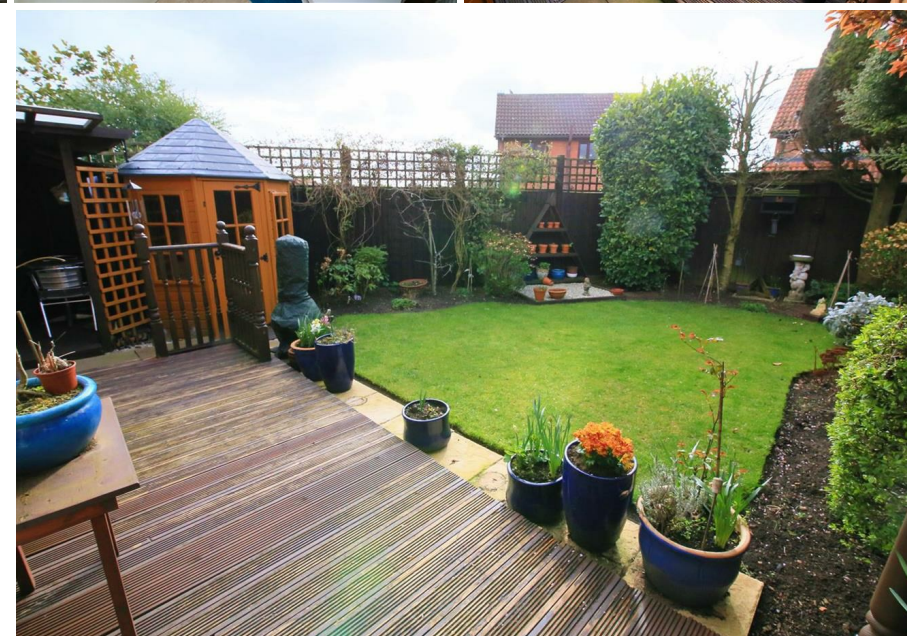
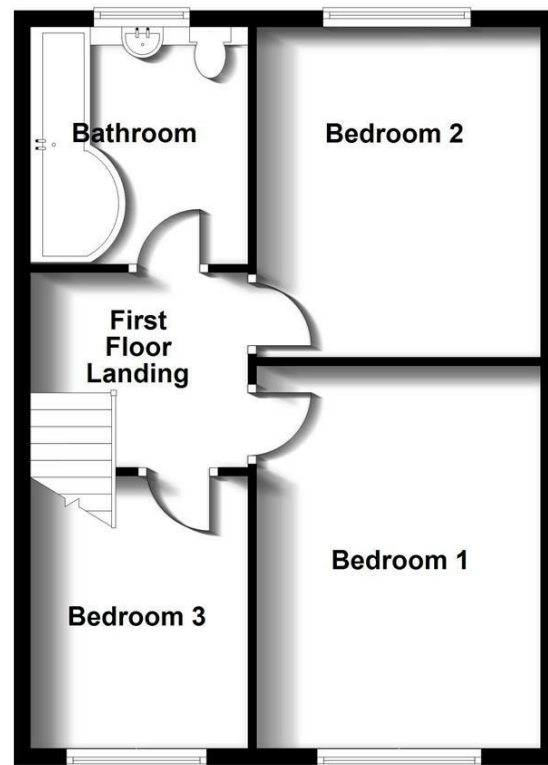




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	80

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		
England & Wales	EU Directive 2002/91/EC	79

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