



**Cornwallis Road, Rugby, Warwickshire**  
**£325,000**

crowhurst  
gale



# Cornwallis Road, Rugby, Warwickshire

Crowhurst Gale are very pleased to market this well presented, four bedroom detached family home located in a popular area of Bilton. In brief; the accommodation comprises entrance hall, lounge, dining room, fitted kitchen, utility room, downstairs W.C. four well proportion bedrooms and a family bathroom. This property additionally benefits from double glazing, gas heating to radiators, ample off road parking and an enclosed low maintenance rear garden. The property is situated in an excellent position not far from Bilton village with its wide range of shops and other facilities. Close by are well regarded schools for all ages. The region's major road networks are easily accessible including the A45, M45, M1 and M6. And it is just a ten minute drive from Rugby town centre and train station, which operates mainline services to London Euston, Birmingham New Street. NO CHAIN.

## Frontage

Parking for two vehicles leading up to the Garage.

## Entrance Porch

Door to Hallway.

## Entrance Hall

Stairs to first floor. Doors into:

## Lounge 12'2" max x 13'9" (3.71 max x 4.20)

Window to front aspect.

## Study Area 4'9" x 6'4" (1.46 x 1.95)

Door into:

## Dining Room 8'9" x 12'0" (2.68 x 3.67)

Sliding patio doors to rear garden and patio.

## Kitchen 8'1" x 14'7" (2.47 x 4.46 )

Fitted kitchen with window to rear aspect and door to:



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**Utility Room 6'9" x 8'5" (2.08 x 2.58)**

Doors to Ground floor WC and Garage. Door leading outside.

**Garage 16'10" x 8'3" (5.14 x 2.53)**

Up and over door to give vehicular access. Power and light connected.

**First Floor Landing**

Doors leading to:

**Bedroom One 13'4" x 8'8" (4.07 x 2.65)**

Range of fitted wardrobes. Window to front aspect.

**Bedroom Two 8'2" max x 20'6" sloped ceiling (2.51 max x 6.27 sloped ceiling)**

Windows to front and rear aspects.

**Bedroom Three 9'7" x 10'11" (2.94 x 3.35 )**

Fitted wardrobes. Window to rear.

**Bedroom Four 6'5" x 10'9" (1.98 x 3.29)**

Window to front aspect.

**Bathroom 7'7" x 7'8" (2.32 x 2.36)****Rear Garden**

Mainly laid to lawn with a paved patio area.

**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**

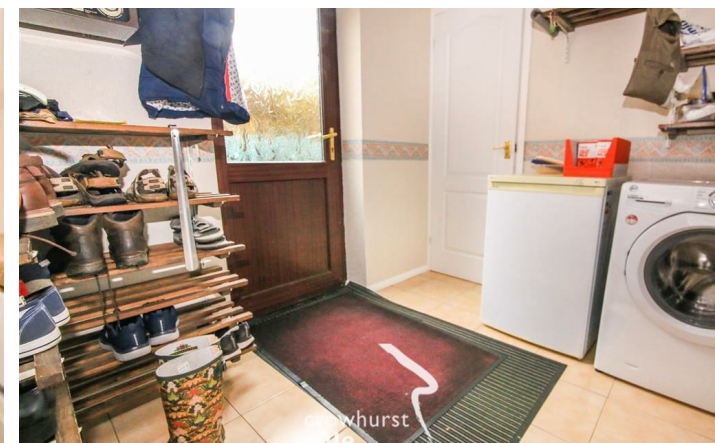
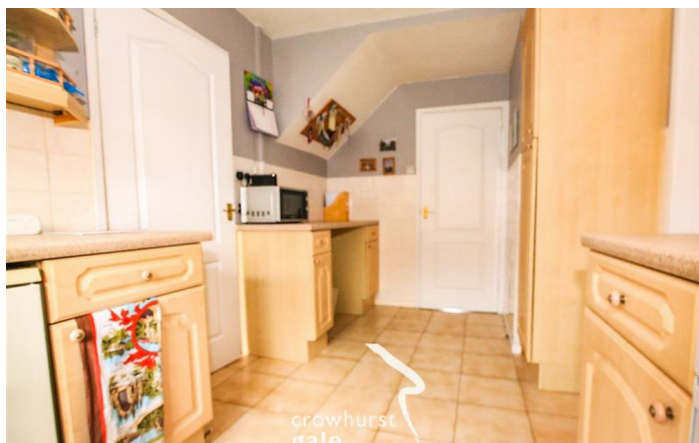
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Tax Band**

Tax Band: D

**Local Authority**

Rugby Borough Council

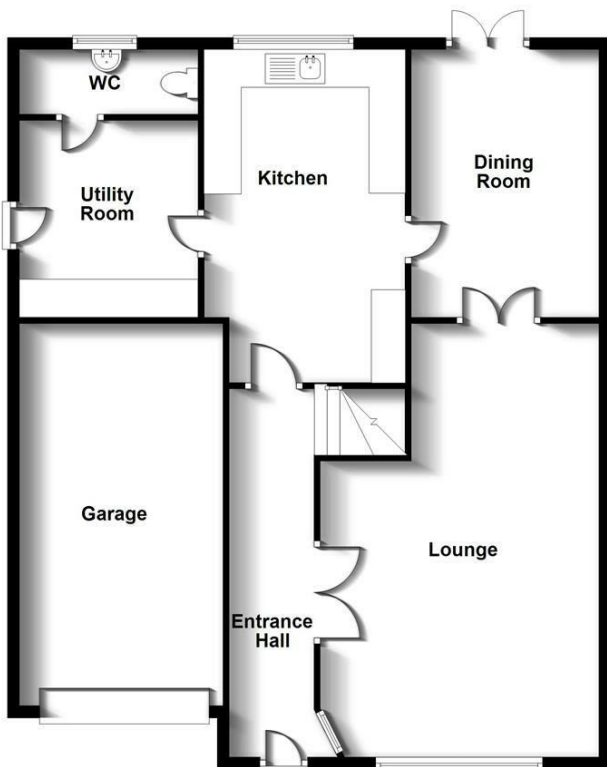


**Tenure**  
Freehold

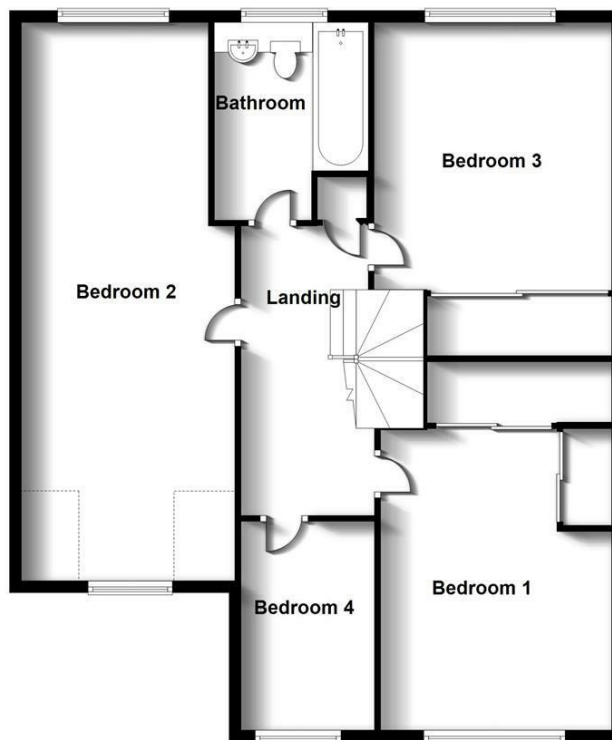
**Viewing**  
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



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	
	76
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	
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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