



**Montague Road, Rugby,  
£295,000**

crowhurst  
gale



# Montague Road, Rugby,

Crowhurst Gale Estate Agents are pleased to present for sale this three bedroom semi-detached property which is situated on the popular residential area of Woodlands Estate, being convenient for Bilton village with its wide range of shops and amenities, schooling for all ages, Sainsbury's superstore and Rugby town centre. The property benefits from double glazed windows and gas fired central heating with accommodation briefly comprising: hallway, ground floor WC, lounge, kitchen, double bedroom and single bedroom/dining room to the ground floor and further bedroom and a family bathroom to the first floor. Outside has a driveway with direct access to single garage with electric door. Enclosed rear garden with paved patio, lawned area and shrub borders.

## The Accommodation Comprises

Entry is via a part glazed front door which leads into

Entrance Hall - Stairs lead up to the first floor landing. Radiator. Doors lead off into

Ground Floor WC - WC with washbasin.

Kitchen - 3.11 x 2.40 (10'2" x 7'10") - Double glazed window to the rear aspect.



Lounge - 5.01 x 3.50 (16'5" x 11'5") - Sliding double glazed patio doors lead out to the patio area and garden.

Double Bedroom - 3.60 x 3.11 (11'9" x 10'2") - Double glazed window to the front aspect.

Bedroom Three/Dining Room - 2.80 x 2.60 (9'2" x 8'6") - Double glazed window to the front aspect.

First Floor Landing - Double glazed window set on the turn of the staircase to the side aspect. Storage cupboard and further eaves storage. Doors off lead into

Double Bedroom - 4.81 x 3.11 (15'9" x 10'2") - Double glazed window to the front aspect.

Bathroom - 2.10 x 2.00 (6'10" x 6'6") - Double glazed window to the side aspect. The bathroom is fitted with a suite to comprise; pedestal wash hand basin and shower enclosure and w.c.

Front Garden - The front garden is mainly laid to lawn and has a driveway to the side leading up to the garage.

Detached Single Garage - With electric door. Light and power are connected.

Rear Garden - The good-sized, enclosed rear garden has a patio area adjacent to the property with a mature garden which is mainly laid to lawn.

### Market Appraisal

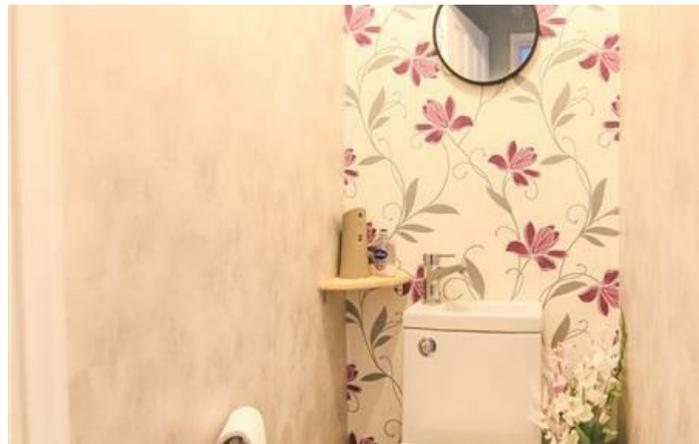
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

### 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.



**Local Authority**  
Rugby Borough Council

**Tax Band**  
Tax Band: C

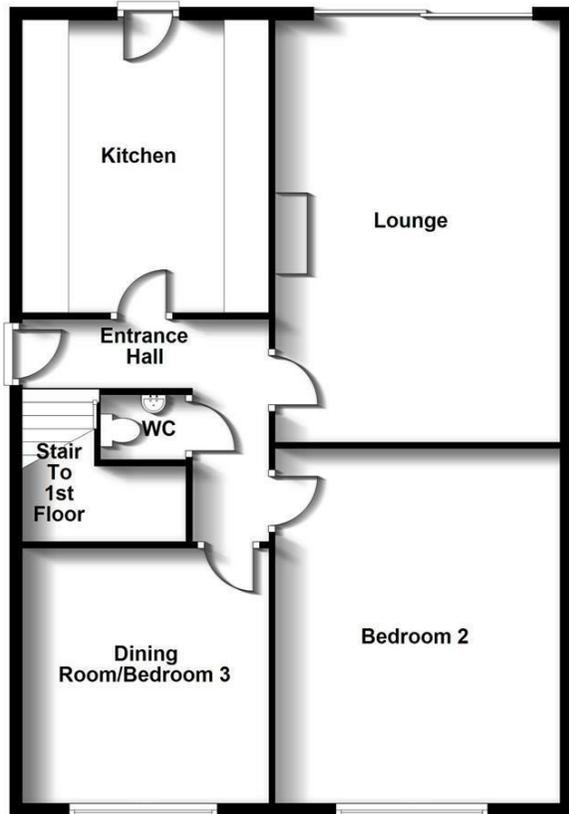
**Tenure**  
Freehold

**Viewing**

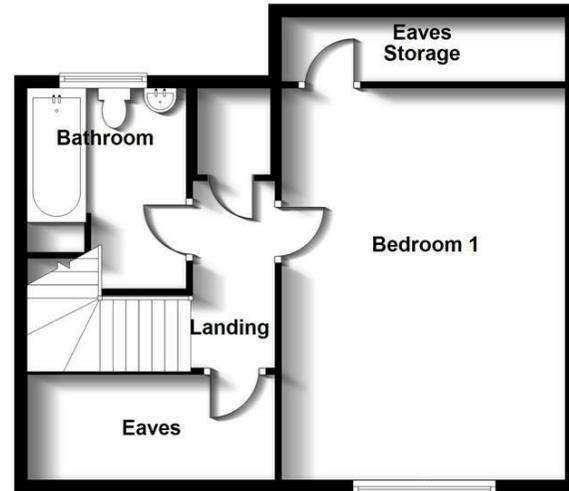
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(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	

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