



Montague Road, Rugby, Warwickshire
Guide Price £315,000



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Crowhurst Gale are pleased to present this modern and contemporary semi-detached property in the sought-after Woodlands area of Rugby. Built in 1968, this home offers a delightful blend of comfort and style. With a principal bedroom suite that boasts a lovely Juliet balcony and dressing room with WC and washbasin, and further rooms include a lounge with full length window, dining room/bedroom, ground floor bathroom, second reception room and garage/utility room. Step outside to discover a beautifully maintained rear garden, which is well-stocked with a variety of plants and flowers, a large tandem garage/utility area with block paved parking to the front.

Frontage

Block paved parking for several vehicles.

Kitchen 14'10" x 7'7" (4.54 x 2.33)

Enter via double glazed composite door. Bespoke wooden kitchen with granite worktops. Fitted 'Everhot 60' range cooker. Fitted dishwasher. Space for Fridge/Freezer. Window to side. Door to Garage.

Lounge 18'10" x 10'2" (5.76 x 3.10)

Full length window to front. Modern wall mounted, electric fire. Wooden flooring.

Inner Lobby

Wooden flooring. Doors to:

Bedroom/Dining Room 15'7" x 8'11" (4.75 x 2.72)

Wooden flooring. French doors leading to outside rear garden and patio area.



Bathroom 5'4" x 6'3" (1.63 x 1.93)

Opaque window to side. P-shaped, shower style bath with mains shower fitted over. WC and washbasin.

Access To Principal Bedroom Suite 8'7" x 11'6" (2.63 x 3.51)

This room could be used as another reception room. It has wooden flooring, stairs to first floor and French doors leading to outside rear garden and patio area.

Principal Bedroom Suite 17'8" x 16'2" (5.40 x 4.93)

This beautiful first floor space was designed and created by the current owners in 2019. It has a 'Juliet Balcony' with remote control blinds over looking the rear garden, a further window to the side and access to a WC and washbasin.

Walk-in Wardrobe/Dressing Area sloped ceilings 11'9" x 13'11" = floor space (sloped ceilings 3.60 x 4.25 = floor space)

(This room could be converted into a third bedroom) Two 'Velux' windows. Dressing and storage area.

Rear Garden

Landscaped rear garden with slate patio area, lawned area and well stocked shrub borders.

Garage/Utility Area 33'2" x 7'8" (10.11 x 2.35)

Roller door for vehicular access. Belfast sink with mains tap. Plumbing and space for washing machine and tumble dryer. French doors open up at the rear into the rear garden.

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**

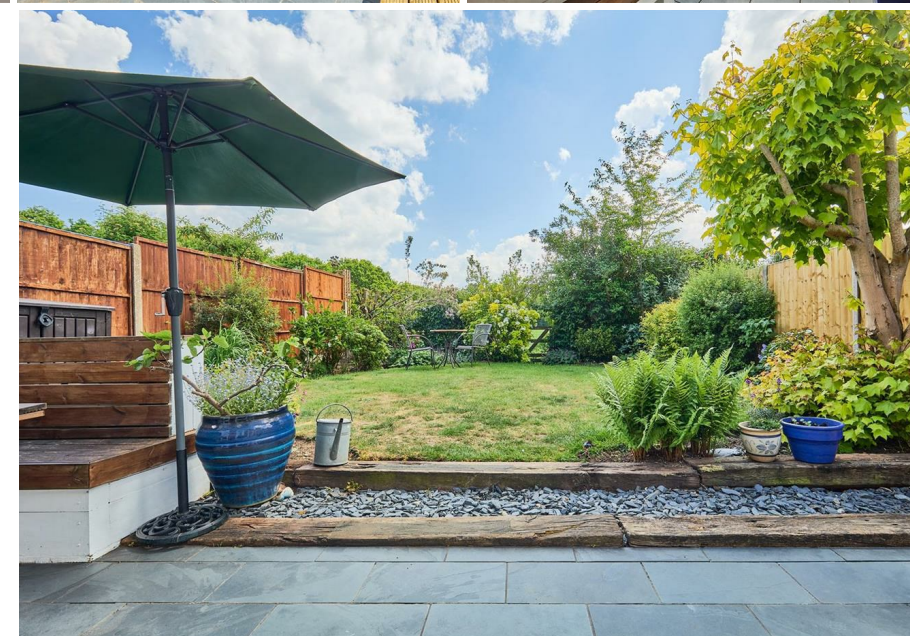
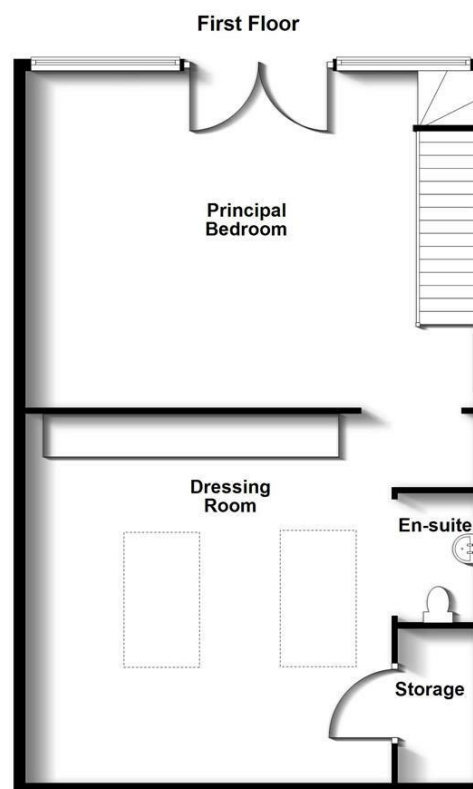
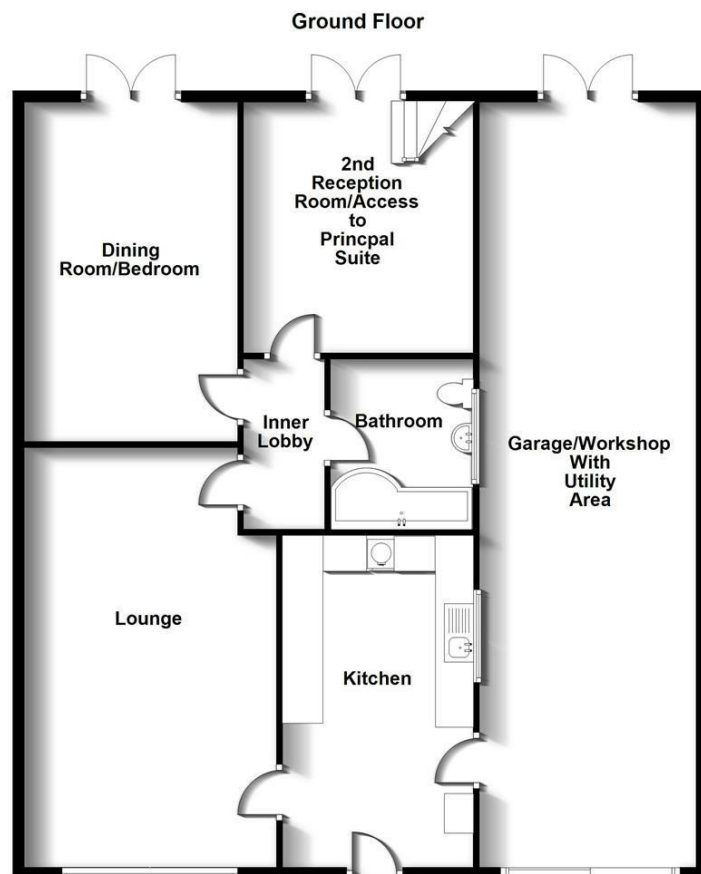
Freehold

Local Authority

Rugby Borough Council

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266



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	82

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	

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