



**Cunningham Way, Rugby, Warwickshire**  
**Guide Price £280,000**

**crowhurst  
gale**





# Cunningham Way, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to market this semi-detached property located in a Cul-de-Sac in the sought after location of Bilton, Rugby. The property is well placed for local amenities, schooling for all ages and transport links. In brief the property comprises: entrance hall, cloakroom, lounge, kitchen, dining room to the ground floor. To the first floor there are three bedrooms and a shower room. The property further benefits from: double glazing, gas heat to radiators, off road parking to the front and rear garden.

## FRONTAGE

Off-road parking spaces. Path leading down the side of the property to the entrance door and the rear garden.

## ENTRANCE HALL

Doors to the lounge, dining room and kitchen. Stairs to first floor. Door to:

## LOUNGE 13'0" x 16'0" max (3.97 x 4.88 max)

Double-glazed patio doors to the rear garden.

## DINING ROOM 14'0" x 7'8" (4.29 x 2.35)

Double-glazed window to the front aspect.

## KITCHEN 10'5" x 7'11" (3.20 x 2.42)

Fitted kitchen with built in appliances.





## STAIRS & LANDING

Doors to first floor accommodation.

## BEDROOM ONE 10'3" x 16'2" (3.13 x 4.95)

Double-glazed window to the rear aspect.

## BEDROOM TWO 9'10" x 826'9" (3.00 x 252)

Double-glazed window to the front aspect.

## BEDROOM THREE 7'7" x 9'11" (2.32 x 3.03)

Double-glazed window to the front aspect.

## SHOWER ROOM

WC, pedestal wash hand basin and shower. Obscure double-glazed window to the side aspect.

## REAR GARDEN

Slab patio across the rear of the property with steps leading up through the garden to the shed. The remainder is laid mainly to lawn with planting border. Timber shed. Enclosed by timber fencing to both sides and the rear.

## 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.

## Local Authority

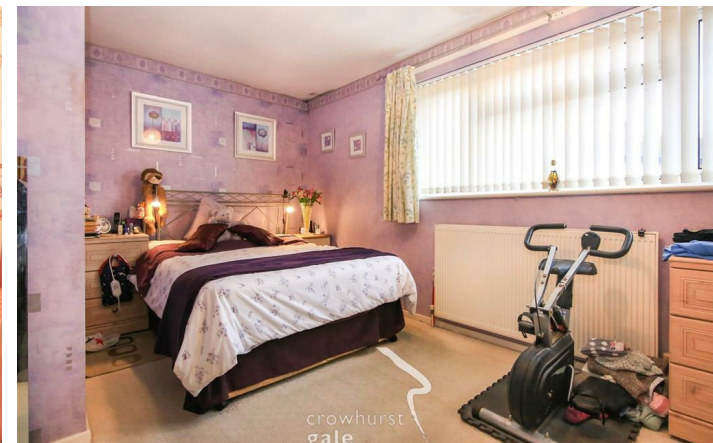
Rugby Borough Council

## COUNCIL TAX

Band C

## 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.



**Tenure**  
Freehold

**Directions For Sat Nav**  
CV22 7JD

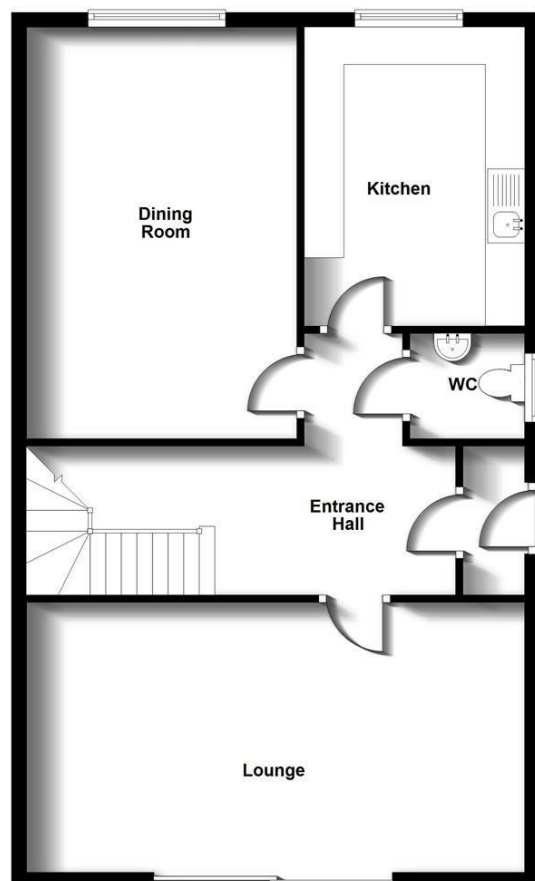
## Viewing

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

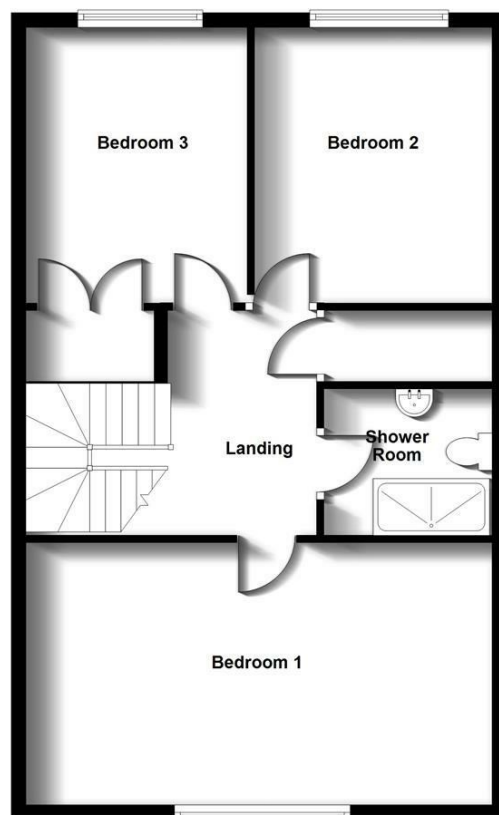




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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