



**Willburton Mews, Rugby, Warwickshire**  
**Guide Price £279,950**





# Willburton Mews, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to market this very well presented three bedroom end of mews property. This lovely house is situated in the sought after residential area of Cawston on the western outskirts of Rugby town. Bilton village is close by and provides a comprehensive selection of shops and amenities including butchers, public houses, big chain supermarkets, bus routes to Rugby town centre and excellent local schooling for all ages. The property briefly comprises: entrance hall, kitchen/breakfast room, lounge and a cloakroom/WC to the ground floor. To the first floor there are three bedrooms and a bathroom. Further benefits include gas central heating with dual control, double glazing, rear garden and two allocated parking spaces to the rear.

## Frontage

Decorative slate chippings to front and side with steps and hand rails leading to storm porch. Courtesy light.

## Entrance Hall

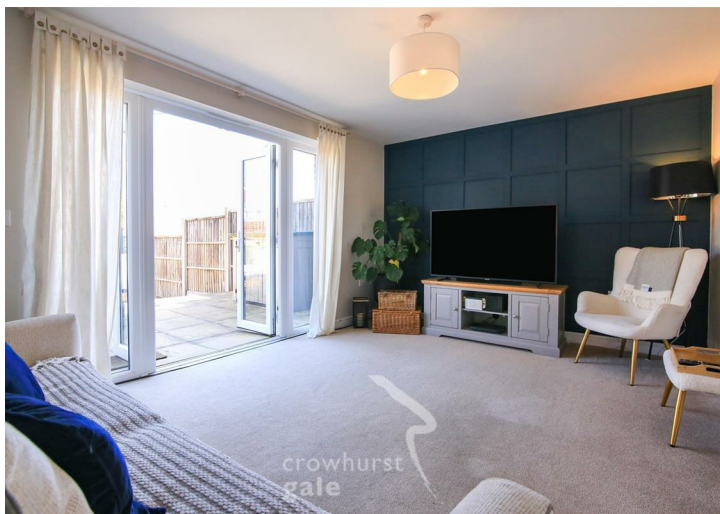
Enter via glazed front door. Stairs rising to first floor, radiator. Coving to ceiling. Door to under stairs cupboard. Doors to:

## Cloakroom

Obscure double glazed window to front aspect. Low level w.c, wall mounted wash hand basin with tiled splash back area. Radiator.

## Lounge 15'2" x 10'0" (4.64m x 3.07m )

Double glazed french doors to rear garden with windows to either side. Double glazed window to the side aspect. Radiator.





**Kitchen/Breakfast Room 15'3" x 8'2" (4.65m x 2.50m )**

Double glazed window to front aspect. Recently fitted kitchen with a range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Fitted four ring gas hob with extractor over and electric fan assisted oven below. Space and plumbing for washing machine & slimline dishwasher. Space for upright fridge/freezer. Radiator. Ceiling spotlights.

**First Floor Landing**

Upvc double glazed window to side aspect. Door to storage cupboard housing the gas combination boiler and shelving. Radiator, coving to ceiling. Access to loft space. Doors to:

**Bedroom One 14'7" x 8'5" max (4.47m x 2.58m max)**

Double glazed window to rear aspect. Radiator.

**Bedroom Two 11'4" x 8'1" (3.47m x 2.47m )**

Double glazed window to front aspect. Radiator.

**Bedroom Three 7'11" x 7'6" (2.42m x 2.30m)**

Double glazed window to rear and side aspect. Radiator.

**Bathroom 6'9" x 5'10" (2.08m x 1.79m )**

Obscure double glazed window to front aspect. Panelled bath with shower fitted over and shower screen. Low level w.c, pedestal wash hand basin. Heated towel rail and electric shaver point.

**Rear Garden**

Enclosed by brick wall. Paved patio area with planting area and steps down to paved path and lawn area. Planting borders. Further paved patio area. Timber pedestrian gate to rear giving access to allocated parking.

**Mortgage Services**

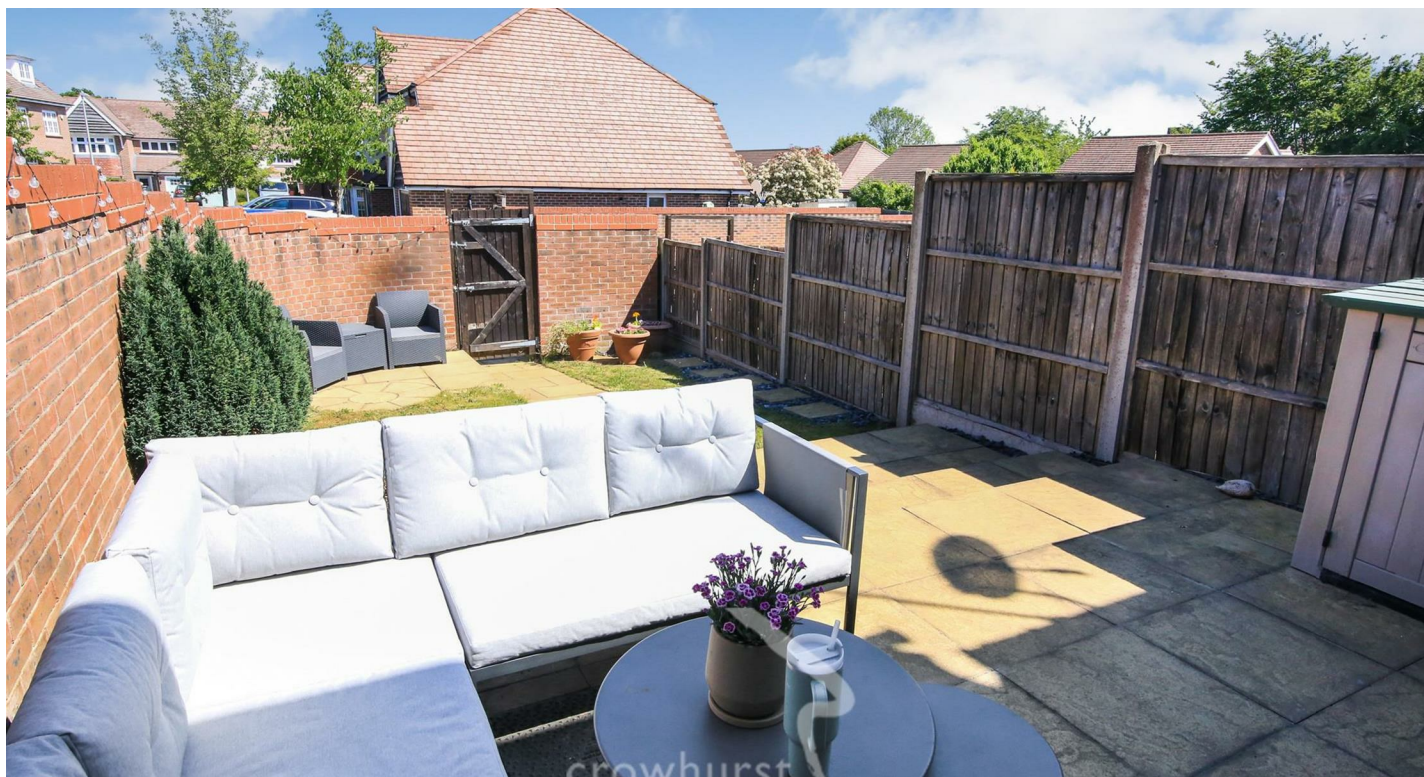
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Mortgage Services**

Crowhurst Gale Mortgage and Financial Services Ltd can offer 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

**Directions For Sat Nav**

Directions For Sat Nav: CV22 7XW

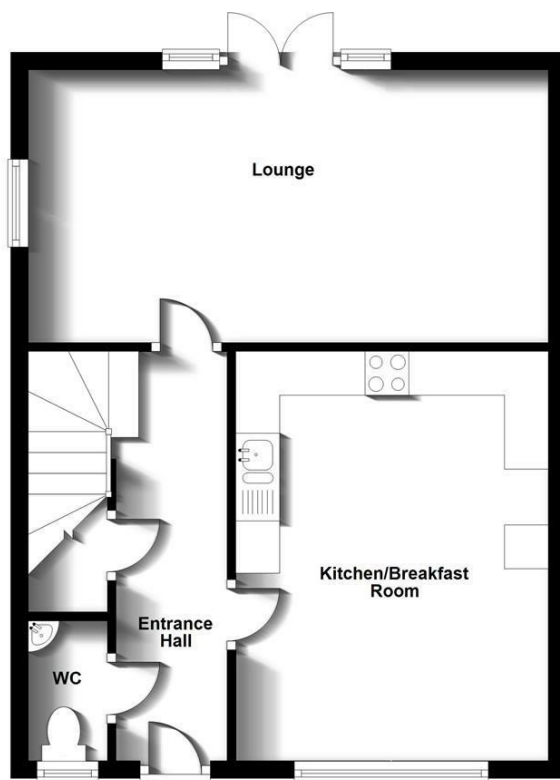
**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

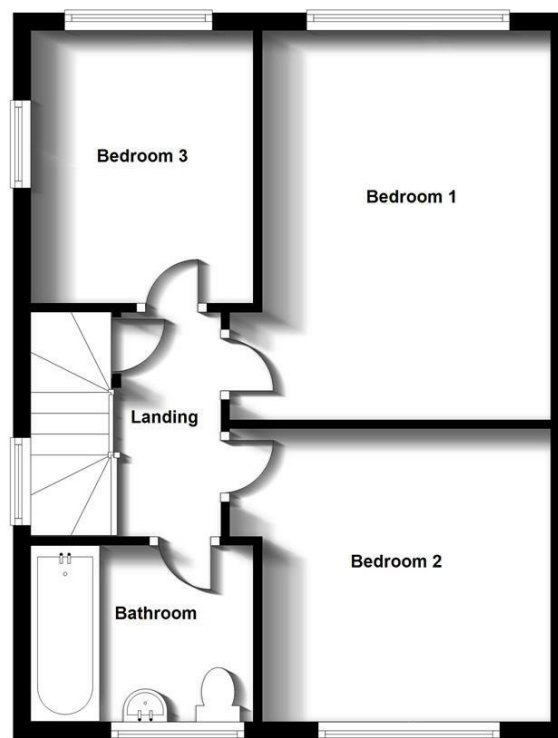




Ground Floor



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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