



crowhurst  
gale  
**FOR SALE**  
01788 52226  
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**Seathwaite, Brownsover, Rugby**  
**Offers over £165,000**





# Seathwaite, Brownsover, Rugby

Crowhurst Gale Estate agents present to market this end of terraced property Located in the popular residential area of Brownsover, which is conveniently located for a superb range of shopping facilities at the nearby Elliotts Field and Junction One retail parks, well regarded schooling for all ages, and excellent transport links and Rugby train station. In brief the property comprises over two floors: entrance hall, kitchen/diner, lounge, cloakroom to the ground floor. To the first floor there are three bedrooms, bathroom and converted garage room. The property further benefits from Upvc double glazing, gas central heating, rear garden and off road parking.

## Frontage

Off road Parking with lawn area and path leading to rear garden. Two brick built stores.

## Entrance Hall

Enter via obscure double glazed front door. Tiled flooring, two radiators. Stairs to first and ground floor. Door to understairs cupboard and further cupboard for shoes and coats. Doors to:

## Bedroom Four/Study 16'5" x 7'8" (5.01m x 2.34m)

Upvc obscure double glazed window to the front aspect. Radiator. Stairs to first and ground floor.

## Cloakroom

Upvc obscure double glazed window to the front aspect. Fully tiled with low level w.c, wash hand basin. Tiled flooring.

## Lounge 12'7" x 12'4" (3.86m x 3.77m)

Upvc double glazed sliding patio doors on to the rear garden. T.V aerial point, radiator.





**Kitchen/Diner 21'7" x 8'5" (6.59m x 2.58m )**

Upvc obscure double glazed door to the rear garden. Upvc double glazed window to the front and rear aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink and drainer. Tiled splash backs. Space for cooker. Space and plumbing for washing machine and dishwasher. Space for fridge and freezer. Space for tumble dryer. Tiled flooring, radiator.

**First Floor Landing**

Upvc obscure double glazed window to the front aspect. Access to loft space. Doors to cupboards with shelving and one housing the gas combi boiler. Doors to:

**Bedroom One 15'10" x 8'6" (4.83m x 2.61m )**

Upvc double glazed window to the rear aspect, radiator.

**Bedroom Two 15'9" x 6'10" (4.81m x 2.10m )**

Upvc double glazed window to the rear aspect, radiator.

**Bedroom Three 10'5" x 5'7" (3.18m x 1.71m )**

Upvc double glazed window to the rear aspect, radiator.

**Bathroom**

Upvc obscure double glazed window to the front aspect. A part tiled suite comprising: bath with shower over. Low level w.c, wash hand basin. Heated towel rail.

**Rear Garden**

An enclosed rear garden with wooden decked area, lawn with patio area. Timber gate to side giving access to frontage.

**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 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: B

**Tenure**

Freehold

**Directions For Sat Nav**

Directions For Sat Nav: CV21 1LH

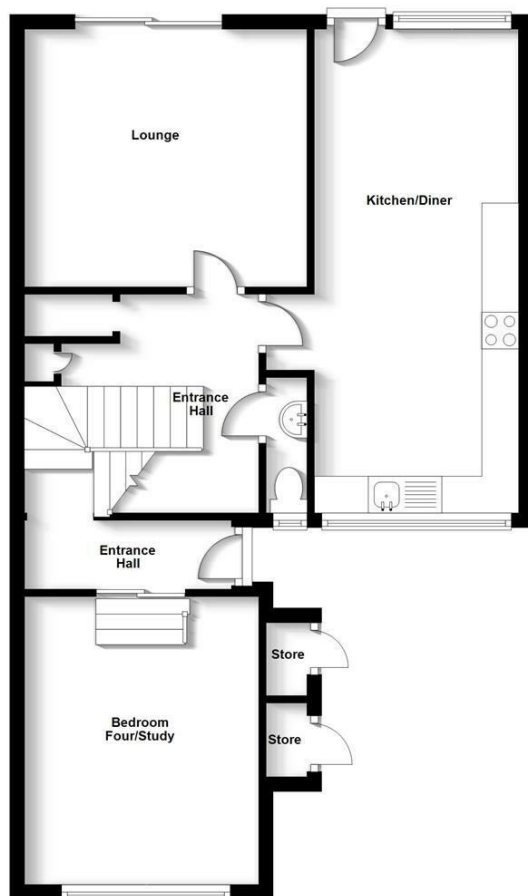
**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

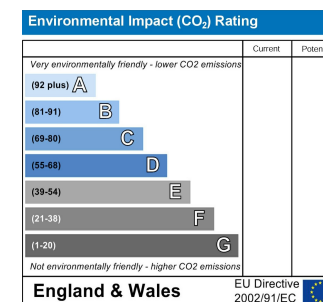
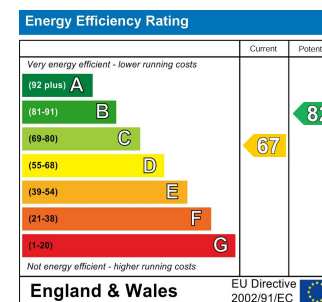
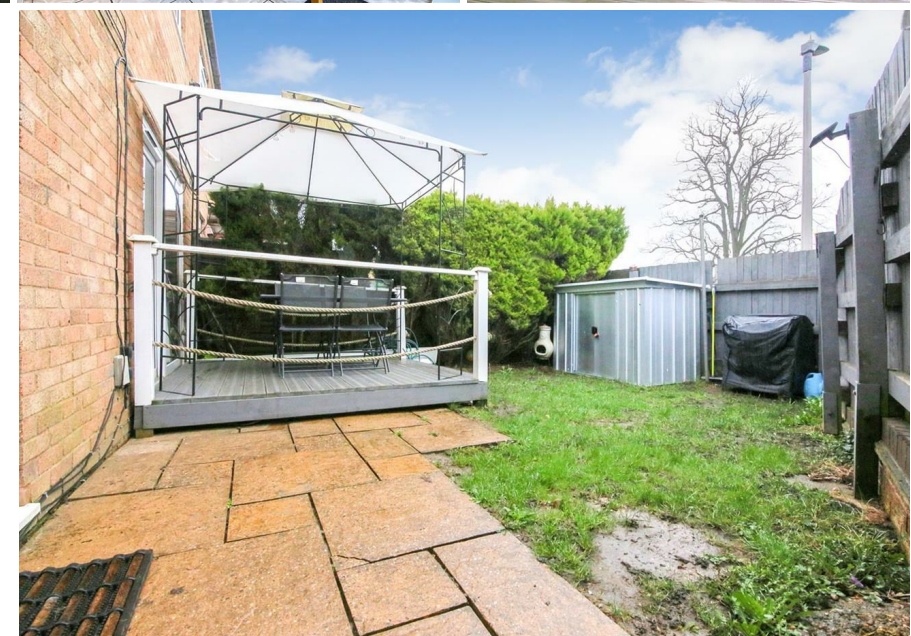
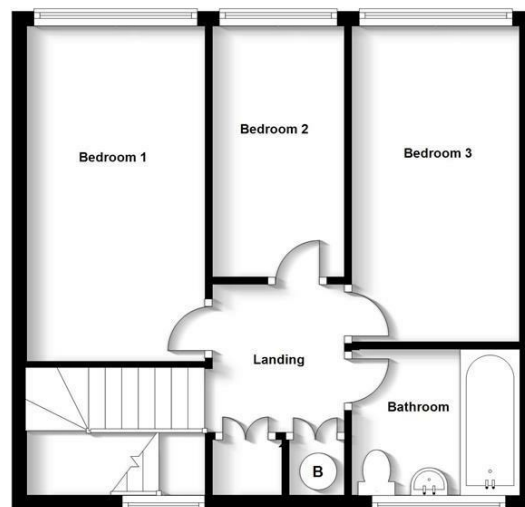




Ground Floor



First Floor



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