



**Pytchley Road, Southfields, Rugby**  
**Offers Over £165,000**



# Pytchley Road, Southfields, Rugby

Crowhurst Gale Estate Agents are pleased to present to market, this three bedroom semi detached house located on the popular Southfields Estate, which has easy access to Rugby Town Centre and other local amenities. In brief the property comprises: entrance hall, lounge, kitchen/diner, first floor bathroom. Further benefits include: Upvc double glazing, gas central heating, front and rear gardens with outlook to field. The property is in need of some modernisation and is offered with no chain. To view call Crowhurst Gale 01788 522266.

## Entrance

Enter the property via a half glazed UPVC door to the side aspect of the property in to the hallway with doors off to rooms, storage cupboard housing the boiler and meters, stairs rising off.

## Lounge 11'3" x 14'11" (3.44 x 4.57 )

UPVC double glazed window to the front aspect, radiator, picture rail and feature fire place.

## Kitchen/Diner 11'3" x 13'2" narrowing to 10'0" (3.44 x 4.03 narrowing to 3.06)

UPVC double glazed window to the rear aspect, half glazed UPVC door to the rear aspect, work surface, stainless steel sink with drainer and cupboard under, tiled splash back areas, fireplace with gas fire and a understairs storage cupboard.



### Landing

Loft access, airing cupboard and doors to rooms.

### Bedroom One 11'3" x 14'11" (3.44 x 4.57)

UPVC double glazed window to the front aspect, radiator, picture rail and a feature fireplace.

### Bedroom Two 6'8" x 7'8" (2.04 x 2.35)

UPVC double glazed window to the rear aspect and a radiator.

### Bedroom Three 7'2" x 7'11" (2.19 x 2.42)

UPVC double glazed window to the rear aspect and a radiator.

### Outside

Enclosed front garden with paved area remaining of garden gravelled with shrubs and plants, side access via a gate to the rear garden . There is a brick built WC and store attached to the property. The garden has a patio area , the remaining garden is gravelled with plants and shrubs , with open views to 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 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: CV22 5NE

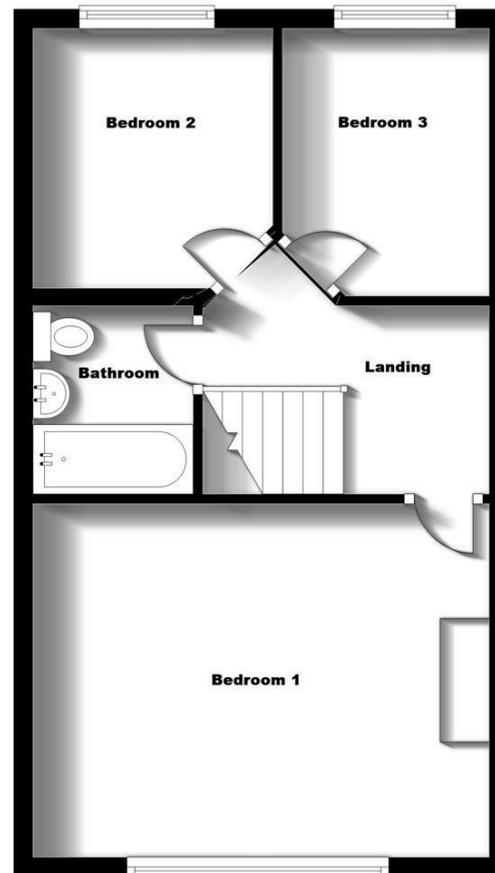
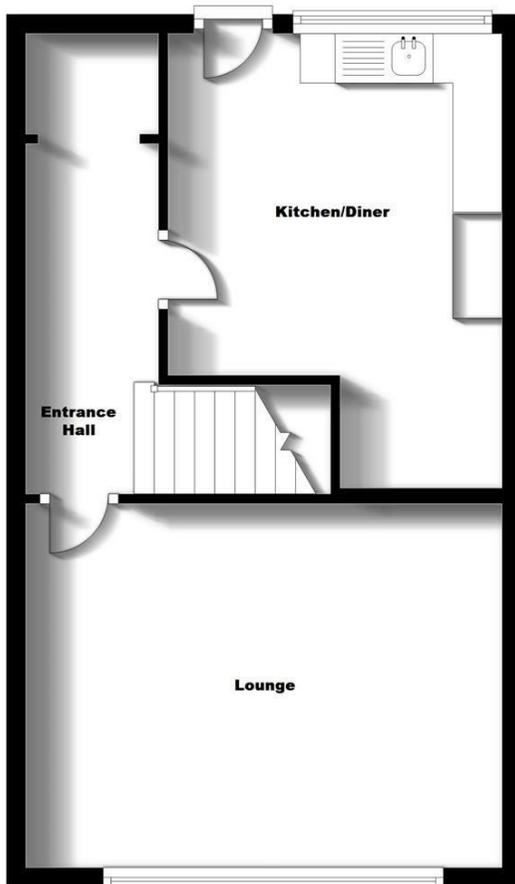
**Viewing**

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			83
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
(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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