



**Park Farm Close, Rugby, Warwickshire**  
**Offers Over £365,000**

crowhurst  
gale



# Park Farm Close, Rugby, Warwickshire

Crowhurst Gale are pleased to offer this stunning detached property on a highly sought after road in the popular area of Bilton, which has a wide range of shops, amenities and schooling for all ages. The property enjoys a quiet secluded position across the bridge, and tucked away on a generous corner plot. The property also offers a driveway providing off road parking, and a good sized enclosed rear garden. The plot would easily accommodate a further extension to the rear aspect subject to planning permission. The main accommodation comprises in brief: entrance hall, cloakroom/wc, lounge, open plan kitchen/dining room and spacious conservatory on the ground floor, with three bedrooms, landing, and family bathroom to the first floor. The property offers versatile family living accommodation across two floors and is further enhanced by double glazing and gas central heating to radiators. Early viewing is recommended.

## Frontage

Parking for two cars

## Ground Floor WC

Opaque window to front. WC and washbasin.

**Lounge 13'11" x 13'1" (4.26 x 4.01)**

**Open Plan Kitchen/Dining Room 25'2" x 9'6" + 7'7" x 7'8" (7.69 x 2.91 + 2.33 x 2.36)**

Open plan kitchen with built in appliances. Dining Area with doors to Conservatory.

**Conservatory 12'4" x 9'0" (3.76 x 2.76)**

Double glazed with door to rear garden.

## First Floor Landing

Cupboard. Door leading to:



**Bedroom One 10'0" x 12'2" upto fitted wardrobes (3.07 x 3.72 upto fitted wardrobes)**

Window to front aspect.

**Bedroom Two 8'2" x 10'1" (2.50 x 3.08)**

Window to rear aspect.

**Bedroom Three 6'11" x 8'1" (2.11 x 2.47)**

Window to rear aspect.

### **Rear Garden**

Low maintenance rear garden with large patio area, artificial grass and decking.

### **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.

### **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.

### **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

### **Tenure**

Freehold

### **Tax Band**

Tax Band: D

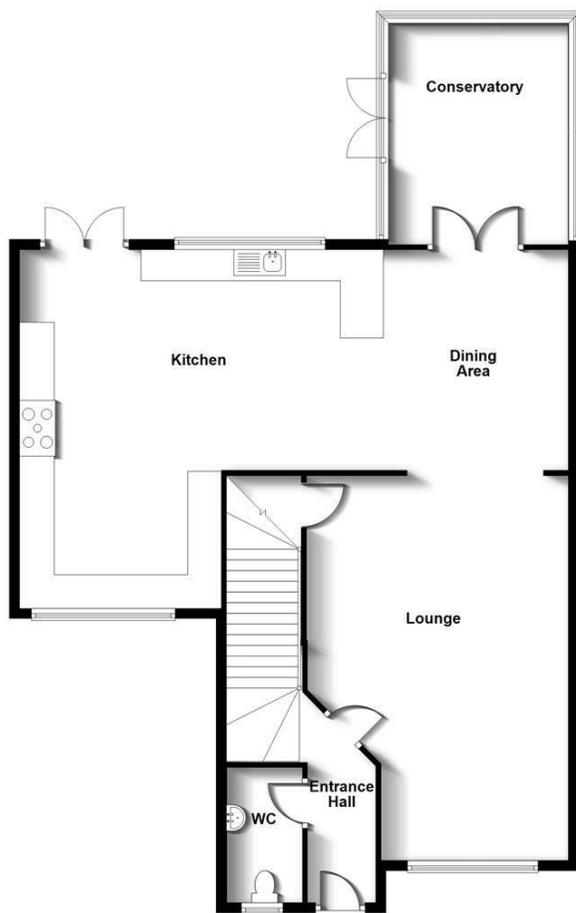
### **Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

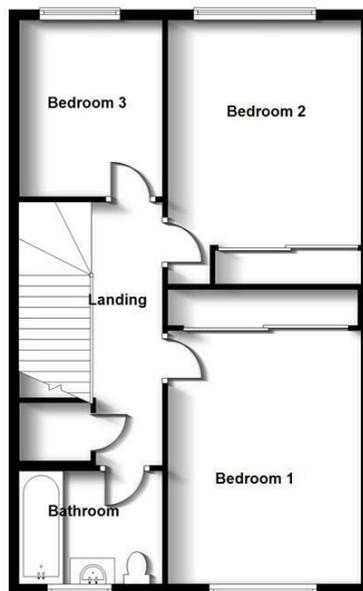




Ground Floor



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

