



Sandford Way, Rugby, Warwickshire
Guide Price £400,000



Sandford Way, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present this detached property in the sought after village of Dunchurch. In the village there is schooling for nursery and primary age groups with secondary schooling in the nearby Bilton area of Rugby. There is also a range of shops and stores plus a collection of restaurants and public houses. This well designed house briefly comprises: entrance hall, lounge and separate dining room, kitchen/breakfast, utility and WC to the ground floor. Four bedrooms and a family bathroom to the first floor. The property further benefits from double glazing, gas central heating, front and rear gardens, parking and single garage.

Frontage

Front garden with parking leading to a single garage.

Porch

Double doors and further door to:

Entrance Hall

Stairs to first floor. Doors to:

Guest WC

WC and washbasin. Window to front.

Lounge 12'2" x 19'0" (3.72 x 5.81)

Bay window to front. Gas fire.

Dining Room 10'11" x 10'2" (3.35 x 3.10)

Sliding patio doors to rear garden.



Kitchen 9'6" x 15'9" (2.92 x 4.81)

Fitted kitchen with integrated appliances and plumbing for dishwasher. Breakfast area. Window to rear. Door to:

Utility Room 8'0" x 12'6" (2.44 x 3.83)

Shower cubical. Washbasin. Kitchen store cupboards. Electric hob and oven. Door to rear garden.

First floor Landing

Window to side. Doors leading to:

Bedroom One 11'8" x 12'11" (3.56 x 3.94)

Window to rear.

Bedroom Two 10'3" x 10'10" (3.14 x 3.32)

Window to front.

Bedroom Three 7'5" x 9'10" (2.27 x 3.00)

Window to front.

Bedroom Four 9'10" x 7'0" (3.00 x 2.15)

Window to rear.

Bathroom

Panelled bath. WC and washbasin. Window to side.

Rear Garden

Mainly laid to lawn with paved patio.

Garage 15'0" x 8'8" (4.59 x 2.65)

Single garage with up and over door.

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.

Tax Band

Tax Band: E

**Local Authority**

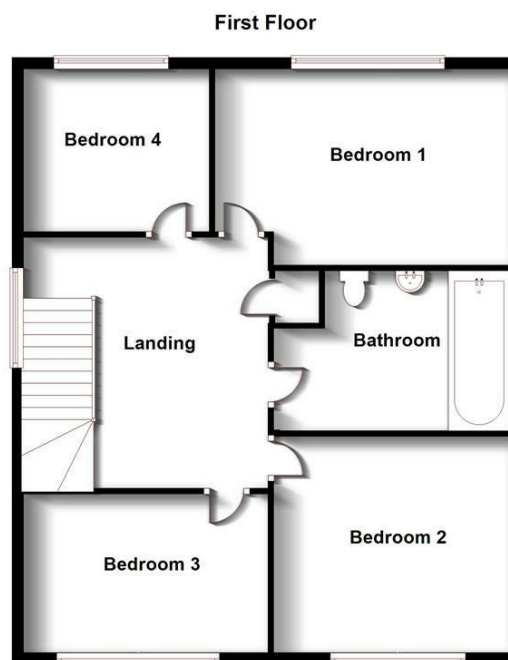
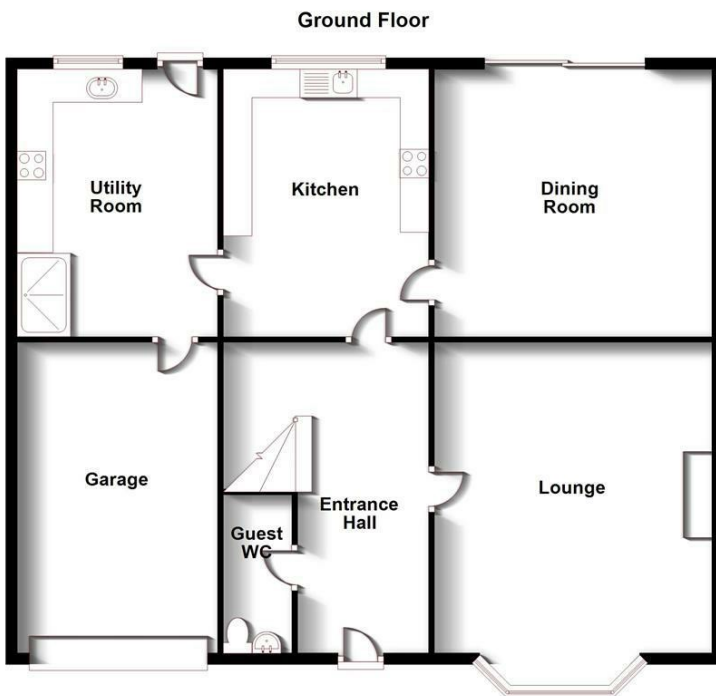
Rugby Borough Council

Tenure

Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81 plus) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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

