



**Beswick Gardens, Rugby,
Price Guide £265,000**

**crowhurst
gale**
FOR SALE
01788 522266
www.crowhurst-gale.co.uk



Beswick Gardens, Rugby,

Crowhurst Gale Estate Agents are pleased to present to market this semi-detached chalet style property located in the highly desirable and sought after residential area of Bilton, which is within the catchment of schooling for all ages and has a range of amenities within walking distance. The well presented flexible accommodation briefly comprises: entrance hall, lounge, kitchen, dining/bedroom two, ground floor shower room, first floor double bedroom and bathroom. The property further benefits from gas central heating, double glazing, off-road parking, garage and an enclosed rear garden. Offered with NO CHAIN.

Frontage

Lawned area with a driveway proving parking. Gate giving access to the side and access to the house and rear garden.

Entrance Hall

Stairs to first floor. Doors to:

Ground Floor Shower/Wet Room 7'10" x 8'11" (2.39 x 2.72)

Shower, WC and washbasin. Space for utility machines. Window to rear. (could be converted back to bedroom)

Lounge 14'8" x 9'11" (4.48 x 3.04)

Window to front.

Bedroom Two/Dining Room 12'7" x 8'6" (3.85 x 2.60)

Patio doors to rear garden.



Kitchen 10'7" x 7'6" (3.24 x 2.30)

Fitted kitchen with windows to front and side. Store cupboard

Landing

Cupboard housing Gas boiler.

First Floor Bedroom 16'4" x 11'4" (5.00 x 3.47)

Window to front. Eves storage.

Bathroom 6'6" x 6'6" (1.99 x 1.99)

Bath, WC and washbasin. Cupboard.

Rear Garden

Mainly laid to lawn. Permanent. Barbeque. Pergola with patio area ideal for outside dining and entertaining.

Garage**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 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.

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.

Tenure

Freehold

Tax Band

Tax Band: C

Local Authority

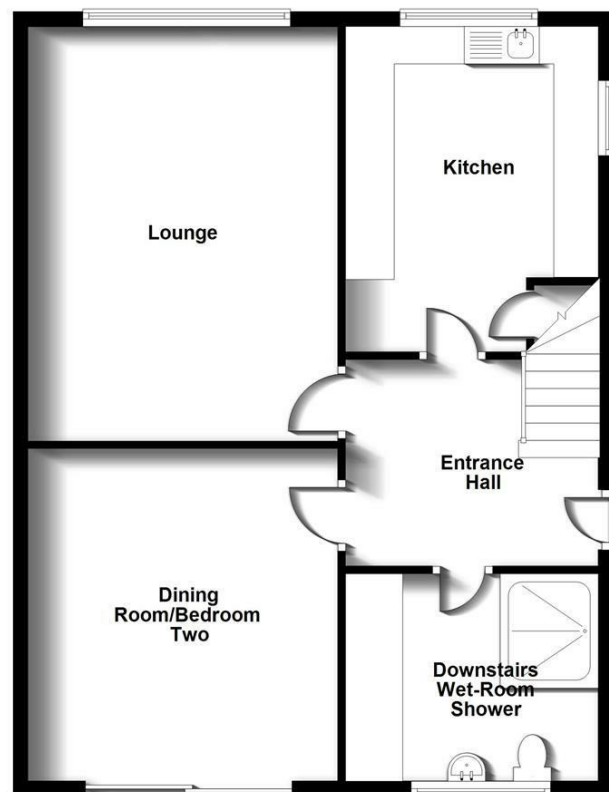
Rugby Borough Council

Viewing

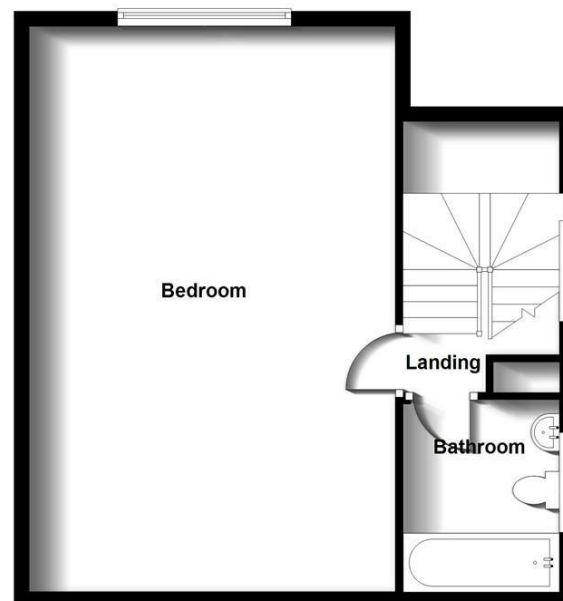
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	86

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

