



Lytham Road, Rugby, Warwickshire  
£219,950





# Lytham Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present this well presented mid terrace property in the popular area of Bilton which is ideally located to local amenities and a regular bus service to Rugby Town centre. In brief the property comprises: entrance hall, lounge, kitchen and dining room to the ground floor. Three bedrooms and a bathroom to the first floor. The property benefits from Upvc double glazing, gas heating, front and rear gardens.

## Frontage

Parking area to the front with boundary hedging. Access to side walkway to rear garden.

## Entrance Hall

Enter via glazed door. Stairs rising to the first floor. Radiator. Door to storage cupboard. Door to:

## Lounge 14'11" x 10'6" (4.56 x 3.22)

Upvc glazed door giving access into the rear garden. Double glazed window to the rear aspect. Radiator.

## Dining Room 11'0" x 8'0" (3.37 x 2.45)

Double glazed window to the front aspect, Radiator. Door to:





**Kitchen 13'0" x 14'7" (3.97 x 4.45)**

Double glazed window and door to the rear aspect. A range of eye and base level units with roll top work surfaces inset sink unit with drainer and tap over. Tiled splash back areas. Space for cooker. Space and plumbing for washing machine. Space for fridge/freezer.

**Landing**

Double glazed window to the front aspect. Access to loft space.

**Bedroom One 13'8" x 9'11" ( 4.17 x 3.04)**

Double glazed window to the rear aspect. Radiator. Storage cupboard.

**Bedroom Two 10'7" x 10'2" (3.25 x 3.10)**

Double glazed window to the rear aspect. Radiator. Storage cupboard.

**Bedroom Three 10'7" x 6'7" (3.23 x 2.01)**

Double glazed window to the rear aspect. Radiator.

**Bathroom**

Opaque double glazed window to the front aspect. Suite comprising: panelled bath with shower fitted, pedestal wash hand basin. low flush w.c. Radiator.

**Outside Covered Area**

This area is ideal space for drying clothes. Two outbuildings (one with WC) and a door leading into garden.

**Rear Garden**

Mainly laid to lawn with patio area and boundary hedging. Brick built outbuilding plus a timber garden shed.

**Floor space**

79 square metres

**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**

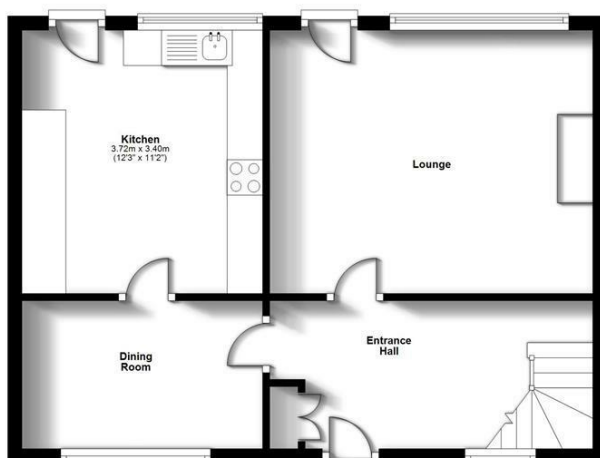
Rugby Borough Council

**Tax Band**

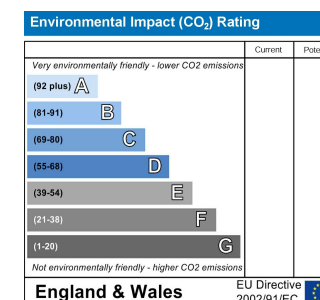
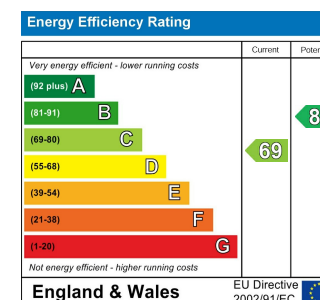
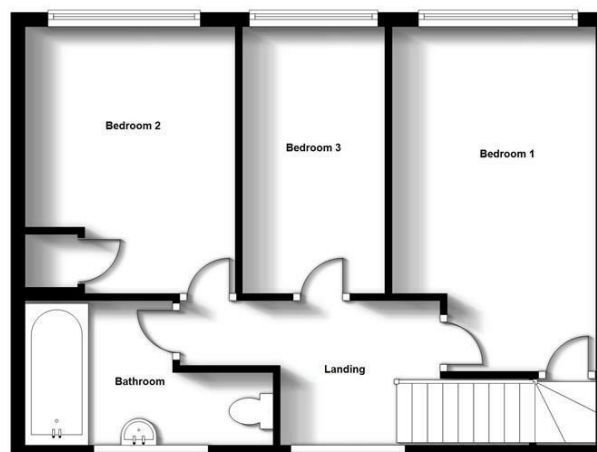
Tax Band: B



Ground Floor



First Floor



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

