



**Gilbert Avenue, Rugby, Warwickshire**  
**Price Guide £225,000**

crowhurst  
gale



# Gilbert Avenue, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present this spacious semi-detached property located in a desirable area of Bilton. Set within a quiet cul de sac, this attractive house is located close to schooling and amenities and Bilton Village is just under a mile away and Rugby Town centre is 1.5 miles away from the property. In brief the property comprises: entrance hall, open plan lounge/dining room, kitchen to the ground floor. There are three well proportioned bedrooms and shower room to the first floor. The home further benefits from double glazing, gas central heating, off road parking, garage and front and rear gardens. This property is being offered with NO CHAIN.

**Porch 6'10" x 3'7" (2.10 x 1.11)**

Door into :

**Entrance Hall 5'6" x 14'9" (1.68 x 4.50)**

Stairs to first floor. Storage cupboard under stairs. Door leading to:

**Lounge/Dining Room 26'0" x (9'5" dining area 11'8" lounge area) (7.93 x (2.89 dining area 3.58 lounge area))**

Window to front. Sliding patio doors to:

**Conservatory 9'6" x 8'3" (2.91 x 2.52)**

Double glazed, door leading to rear garden.

**Kitchen 10'5" x 7'10" (3.20 x 2.39 )**

Fitted kitchen. Door and windows to rear.



## First Floor Landing

Doors leading to:

**Bedroom One 11'11" x 10'11" (3.64 x 3.35)**

Window to front.

**Bedroom Two 10'5" x 10'11" (3.20 x 3.34 )**

**Bedroom Three 6'3" x 8'10" (1.93 x 2.71)**

Window to front.

**Shower Room 6'3" x 6'3" (1.93 x 1.91 )**

Shower enclosure, WC and washbasin. Opaque window to rear.

## Rear Garden

Well stocked rear garden, perfect for those summer days.

## Single 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.

### 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: C

### Tenure

Freehold

### Local Authority

Rugby Borough Council

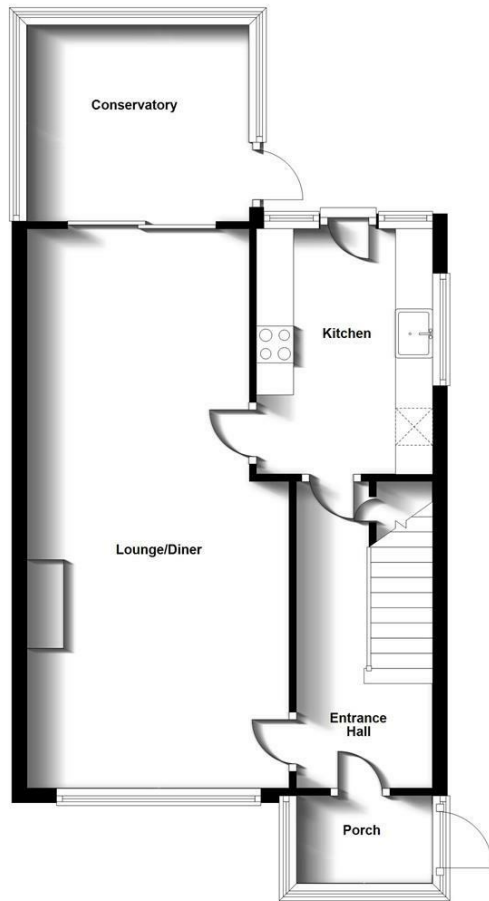
### Viewing



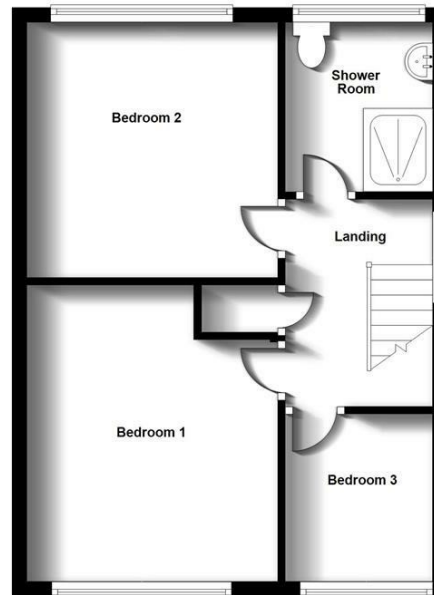
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Ground Floor



First Floor



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

