



Hampden Way, Rugby, Warwickshire
Offers Over £450,000



Hampden Way, Rugby, Warwickshire

Crowhurst Gale are very pleased to present this charming and characterful property located in the well regarded, Hampden Way in Bilton Village. Built in 1914 the property briefly comprises; entrance hall cloakroom, dining room, lounge, kitchen, utility room and office to the ground floor. The first floor has four well proportioned bedrooms and a family bathroom. The principle bedroom has an en-suite wet room. The property is situated on a good size plot and has beautiful, well stocked gardens, a double garage and a single garage. An internal viewing on this property is highly recommended.

Frontage

Off road parking with access to a single and double garage.

Entrance Hall

Stairs to first floor. Doors to:

Lounge

Patio doors to rear garden

Dining Room 11'11" x 15'10" (3.64 x 4.85)

Bay window to front aspect. Feature fireplace.

Kitchen 12'8" x 11'5" (3.87 x 3.48)

Fitted kitchen with base and wall units. Worksurfaces and space for appliances. Door To:

Utility Room 9'6" x 7'10" (2.92 x 2.41)

Space for appliances. Combination boiler. Two windows to rear and door leading outside.



Office 12'6" x 5'8" (3.82 x 1.74)

Window to rear.

Ground Floor WC

WC and washbasin

Bedroom One 12'4" x 17'0" (3.76 x 5.20)

Two windows to rear aspect. Door to en-suite.

En-suite Wet Room

Shower, WC and washbasin.

Bedroom Two 11'11" x 13'5" (3.64 x 4.10)

Bay window to front aspect.

Bedroom Three 8'10" x 9'10" (2.70 x 3.01)

Window to rear.

Bedroom Four 9'6" x 8'7" (2.91 x 2.63)

Window to rear aspect.

Bathroom 5'2" x 8'8" (1.60 x 2.66)

Shower cubical, Bath, WC and washbasin. Window to rear.

Rear Garden

Well stocked garden which is mainly laid to lawn with various shrubs and trees.

Double Garage 18'3" x 18'6" (5.58 x 5.64)**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.

Local Authority

Rugby Borough Council



Tenure
Freehold

Tax Band
Tax Band: D

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			
		46	66
England & Wales		EU Directive 2002/91/EC	

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

