



Benn Street, Rugby, Warwickshire
Guide Price £239,950

crowhurst
gale



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Crowhurst Gale are pleased to present this two bedroom traditional terraced home in the highly sought after residential location of Southfields, Rugby. The property benefits from a wealth of character including, original tiled floor, open fireplaces, decorative archways, picture rails, coving. Other benefits include a lounge, dining room, fitted kitchen, two large bedrooms and a spacious bathroom. Outside there is a well stocked rear garden and off road parking to the rear.

Location

19 Benn Street benefits from both easy access to Rugby town and its vast range of amenities as well as Hillmortons outstanding range of schooling for all ages. Southfields also benefits from a regular bus service into Rugby town centre and for commuters the M1/M6 motorway links are just a ten minute drive away. Also close by is Rugby Railway station and the Queens Diamond Jubilee sports centre.

Entrance Hall

Door to front and central heating radiator.

Lounge 3.45m plus bay recess x 2.97m

Double glazed bay window. Gas fireplace and built-in storage cupboard.

Dining Room 14'2" max x 11'3" (4.32m max x 3.43m)

Double glazed window to rear and built-in storage cupboard.



Kitchen 19'10" max x 8'9" (6.07m max x 2.67m)

Sliding patio doors to side and double glazed 'French' doors to garden. A range of wall and base units with integrated, cooker and hob. Integrated microwave and fridge-freezer. Tiling to walls and two central heating radiators.

Utility

Space for free standing appliances (tumble dryer and washing machine).

Landing

Double glazed window and central heating radiator.

Bedroom Two 11'1" max x 11'1" (3.40m max x 3.40m)

Double glazed window to rear. Built-in storage cupboard and central heating radiator.

Bedroom One 14'2" max x 11'3" (4.32m max x 3.45m)

Double glazed window to front. Non-functioning fireplace and central heating radiator.

Bathroom

Double glazed window. Toilet, hand wash basin and bath with shower over. Access to the boiler and central heating radiator.

Rear Garden

Paved patio area and grass. Shed and gated access

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.

**Tax Band**

Tax Band: B

Tenure

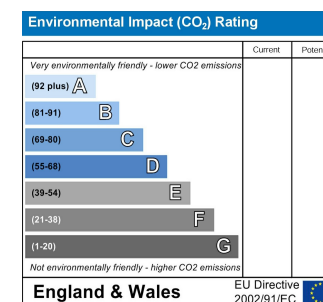
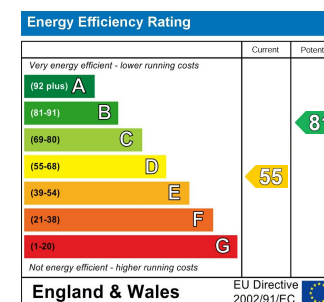
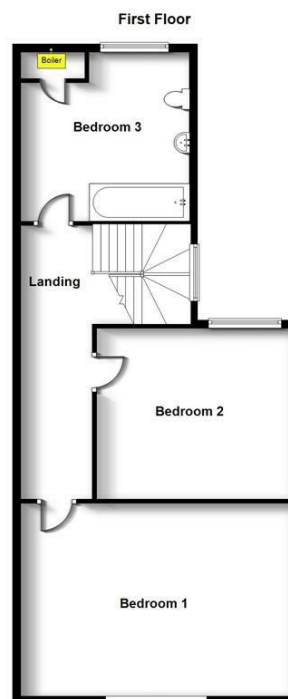
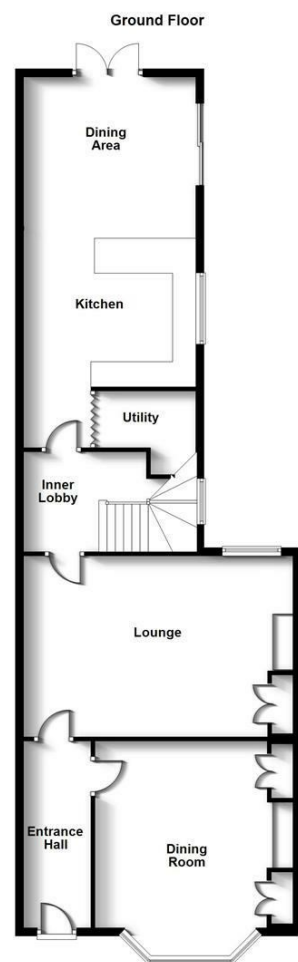
Freehold

Local Authority

Rugby Borough Council

Viewing

By appointment only through Crowhurst Gale Estate Agents
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