



Lilac Drive, Rugby, Warwickshire
£225,000

crowhurst
gale



Lilac Drive, Rugby, Warwickshire

Crowhurst Gale are pleased to present this well presented end of terrace property in the sought after area of Bilton. In brief the property comprises: entrance hall, lounge, kitchen/diner to the ground floor. Three bedrooms and bathroom to the first floor. Further benefits include double glazing, gas central heating, rear garden and off road parking. This property is offered with NO ONWARD CHAIN.

Frontage

Small garden area with parking.

Entrance Hall

Stairs to first floor.

Lounge 13'6" x 12'8" (4.12 x 3.88)

Window to front aspect.

Kitchen/Diner 15'8" x 7'8" (4.80 x 2.36)

Fitted kitchen with window and door to rear aspect.

First Floor Landing

Airing cupboard with hot water cylinder. Doors to :

Bathroom 5'7" x 6'5" (1.71 x 1.98)

Bath with shower fitted over. WC and washbasin. Window to rear.



Bedroom One 9'1" x 12'11" into fitted wardrobes (2.77 x 3.95 into fitted wardrobes)

Bedroom Two 8'11" x 8'6" (2.74 x 2.61)

Window to rear aspect.

Bedroom Three 7'6" x 6'6" (2.31 x 2.00)

Rear Garden

Mainly laid to lawn.

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

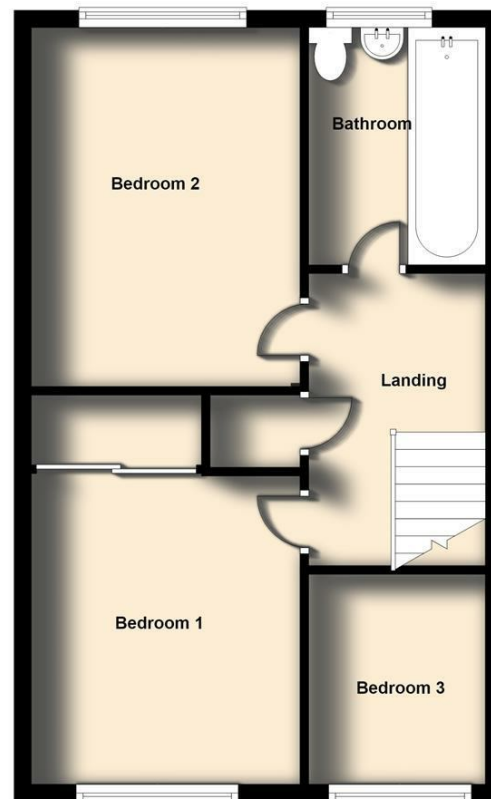
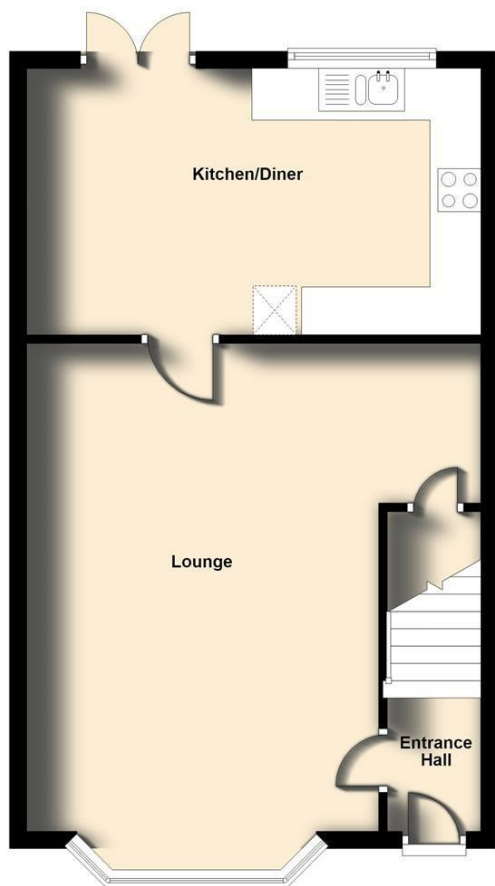
By appointment only through Crowhurst Gale Estate Agents
01788 522266





Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

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