



Southey Road, Rugby, Warwickshire
Guide Price £300,000



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Crowhurst Gale are pleased to present this delightful semi-detached dormer bungalow which offers a perfect blend of comfort and convenience. Built in the 1960's, the property has been thoughtfully designed to provide well-proportioned living spaces that cater to modern lifestyles. The property briefly comprises: Entrance Hall, lounge, kitchen and separate dining room, ground floor bathroom and three well proportioned bedrooms (bedroom one is on the first floor with a dressing room). The location is particularly appealing, situated on a lovely suburban road that fosters a sense of community while still being close to excellent amenities. Residents will appreciate the nearby shops, schools, and recreational facilities. Call Now To Book Your Viewing.

Frontage

Small front garden with off road parking leading to the single garage.

Entrance Hall

Storage cupboard. Stairs to first floor.

Lounge 11'10" x 14'3" (3.63 x 4.35)

Gas fire. Bay window to front aspect.

Kitchen 9'6" x 8'11" (2.91 x 2.72)

Fitted kitchen with space for appliances. Window and door to side aspect.

Dining Room 8'5" x 9'11" (2.59 x 3.04)

Sliding patio door leading to the rear garden.



Bedroom Two 12'2" x 11'6" (3.71 x 3.51)

Storage cupboard. Window to front aspect.

Bedroom Three 8'0" x 8'5" (2.46 x 2.58)

Window to rear aspect.

Bathroom 5'4" x 6'0" (1.65 x 1.85)

Panelled bath with shower fitted over. WC and washbasin. Opaque window to rear aspect.

First floor landing 24'3" x 6'1"

Door to eaves storage (7.40 x 1.86). 'Velux' window. Door to:

Bedroom One 10'0" x 10'9" (3.06 x 3.29)

Window to rear aspect looking over the rear garden.

Dressing Room 5'10" x 8'3" (1.80 x 2.54)**Rear Garden**

Beautifully kept garden with well stocked borders and lawns. Summerhouse and storage shed.

Garage 15'6" x 8'6" (4.73 x 2.60)

Power and light connected. Metal up and over door.

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.

Local Authority

Rugby Borough Council

**Tax Band**

Tax Band: C

Tenure

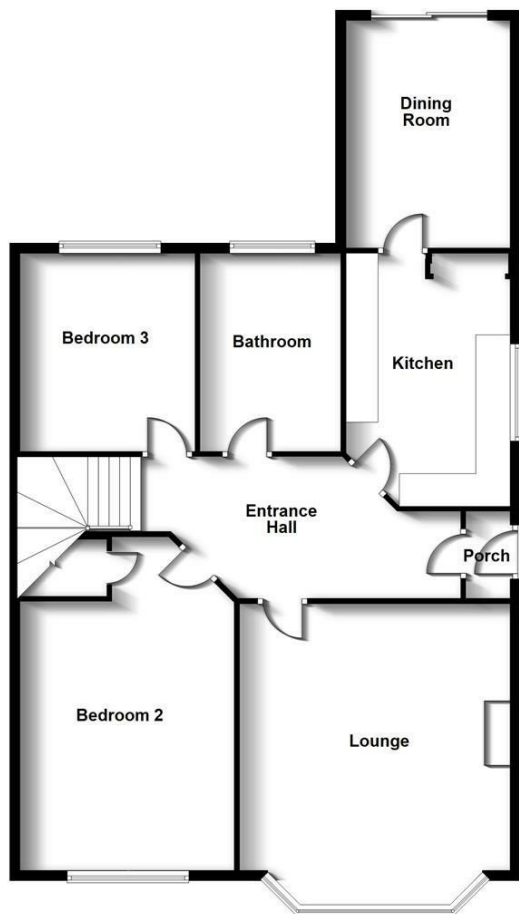
Freehold

Viewing

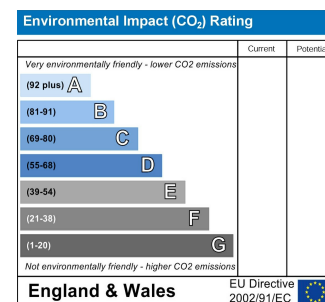
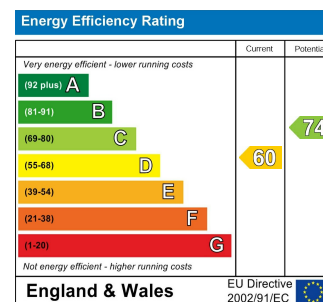
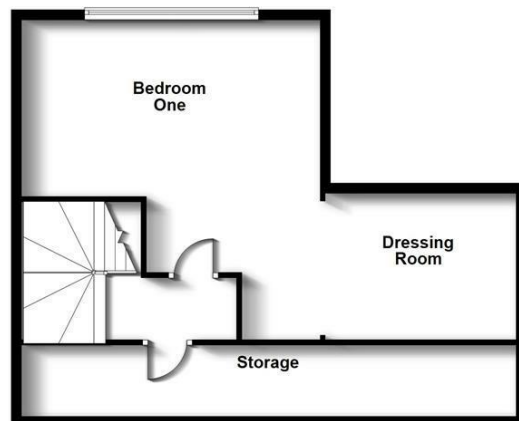
By appointment only through Crowhurst Gale Estate Agents
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Ground Floor



First Floor



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