



Wordsworth Road, Rugby, Warwickshire
No Price



Wordsworth Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to market this well presented semi detached home located in the sought after area of Shakespeare Gardens, Rugby. This property is within reach of schooling for all ages and local amenities. In brief the property comprises: entrance hall, lounge, open plan kitchen/diner to the ground floor. To the first floor there are three bedrooms and a shower room. Further benefits include double glazing, gas central heating, front and rear gardens, off road parking and a detached garage.

Front Garden

The front garden laid to lawn with access to detached garage. Access into the rear garden. Driveway providing off road parking.

Entrance Porch

Enter via double glazed door with windows to both sides. Stairs to first floor. Door into:

Lounge 12'11" x 13'5" (3.95 x 4.10)

Double glazed window to the front aspect. Feature gas fire with stone surround and hearth, radiator. Door into:

Open Plan Kitchen/Diner 19'11" x 8'11" (6.09 x 2.73)

Dining Area

Sliding double glazed patio doors onto the rear garden. Radiator.



Kitchen Area

Double glazed window to the rear aspects. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Cooker with extractor over. Space for tumble dryer & washing machine. Storage cupboard (under-stairs). Double glazed obscure door and window to the side aspect.

First Floor Landing

Double glazed window to the side aspect. Door to storage cupboard. Access to loft space. Doors into:

Bedroom One 12'11" x 10'9" (3.94 x 3.28)

Double glazed window to the front aspect. Radiator.

Bedroom Two 11'8" x 10'3" (3.58 x 3.13)

Double glazed window to the rear. Radiator.

Bedroom Three 7'8" x 9'3" (2.34 x 2.84)

Double glazed window to the rear aspect. Radiator.

Shower Room

Obscure double glazed window to the front aspect. A fully tiled shower room comprising: Shower cubicle with electric fitted shower. Low level w.c, wash hand basin and towel rail radiator.

Garage

(Newly fitted roof) Up and over door to the front. Window to the side aspect. Power and light connected.

Rear Garden

Enclosed rear garden with paved area, laid to lawn with mature borders. Greenhouse and shed.

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 Mortgage and Financial Services Ltd can offer 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

Tenure

Freehold

Tax Band

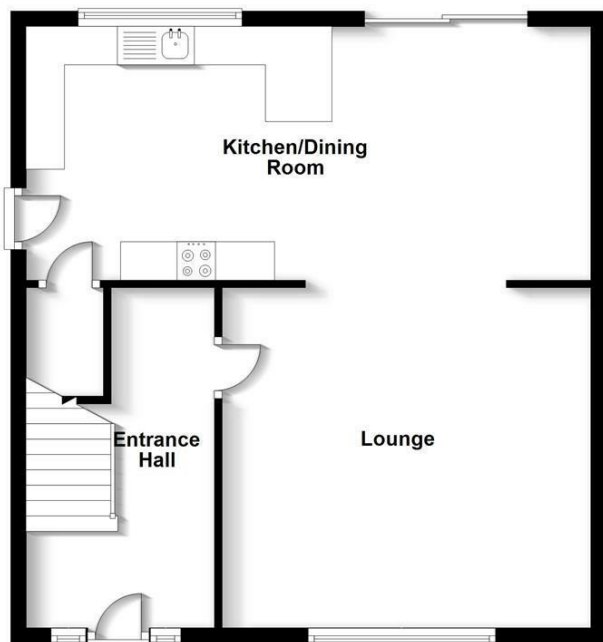
Tax Band: C

Viewing

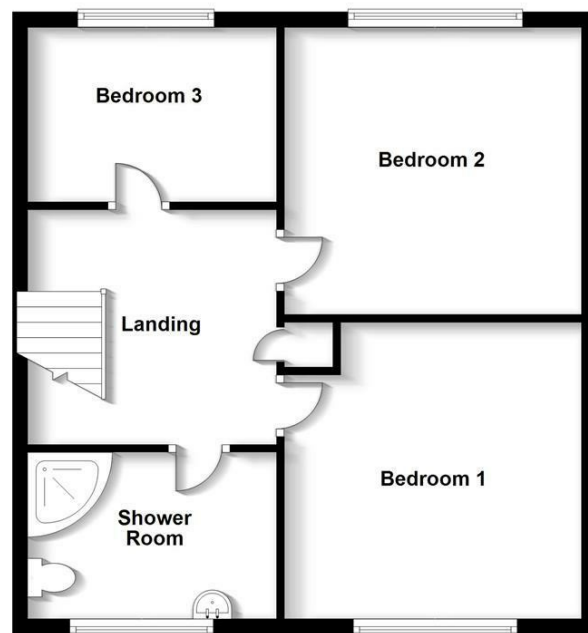
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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		

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
 Tel: 01788 522 266
 property@crowhurst-gale.co.uk
 www.crowhurst-gale.co.uk

