



Hampden Way, Rugby, Warwickshire
£395,000

crowhurst
gale



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Crowhurst Gale are pleased to present this extended, three bedroom semi detached property in Bilton village with views to Alwyn Road playing fields to the rear. The property has been beautifully modernised by the current owner and briefly comprises: Entrance Hall with 'Minton' tiled flooring, Ground Floor Shower Room with WC, Lounge, Dining Room, Extended Kitchen/Breakfast, three well proportioned bedrooms and a family bathroom. Outside there is a well stocked rear garden with paved patio area over-looking playing fields.

Location

Being just a short walk into the centre of Bilton village you really do have everything on your doorstep here. including a children's play park, the butchers, Co-op & Tescos, Cheese on the Green, various takeaways and Crowhurst Gale to name just a few, not to mention the pubs and local schools.

Rugby itself is excellent for the commuter as it is very well served by both an excellent road and rail network. There is easy access to M1, M6, A46, A5 & A14 and Rugby station, which is less than 3 miles away can get you into Euston in under an hour

Entrance Hall

Original 'Minton' tiled flooring.

Lounge 12'11" x 13'7" (3.95 x 4.16)

With glazed doors to:



Dining Room 9'10" x 11'0" (3.02 x 3.37)

Kitchen/Breakfast 17'8" x 9'8" 10'6" (5.41m x 2.95m 3.21m)

Extended fitted kitchen.

Shower Room 7'10" x 4'10" (2.40m x 1.49m)

Shower, Wash basin, WC. Cupboard with combi boiler.

First Floor Landing

Bedroom One 12'0" x 9'5" upto fitted wardrobes (3.66 x 2.89 upto fitted wardrobes)

Fitted Wardrobes

Bedroom Two 11'1" x 9'5" upto fitted wardrobes (3.38 x 2.89 upto fitted wardrobes)

Window shutters. Fitted Wardrobes

Bedroom Three 7'1" x 7'10" (2.16 x 2.40)

Bathroom 7'1" x 7'6" (2.16 x 2.29)

Bath with shower over, Wash basin, WC.

Rear Garden

Well stocked rear garden with paved patio area.

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.

Tax Band

Tax Band: C



Tenure
Freehold

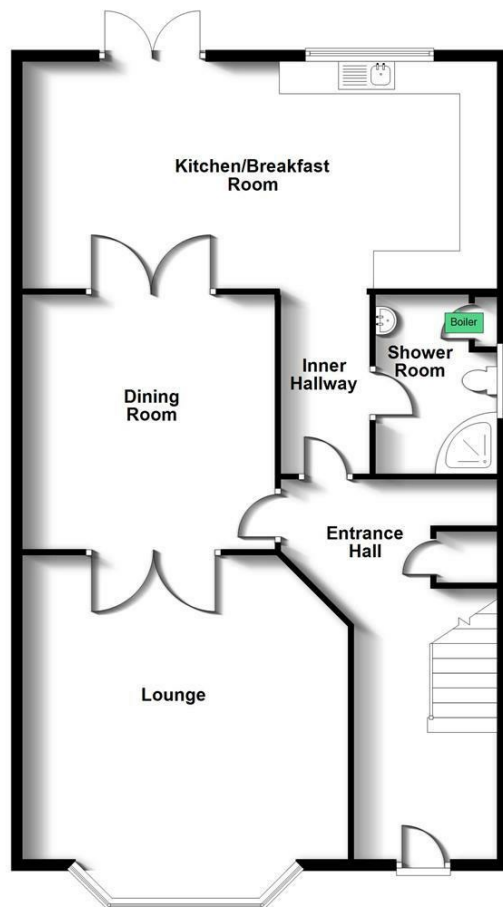
Local Authority
Rugby Borough Council

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

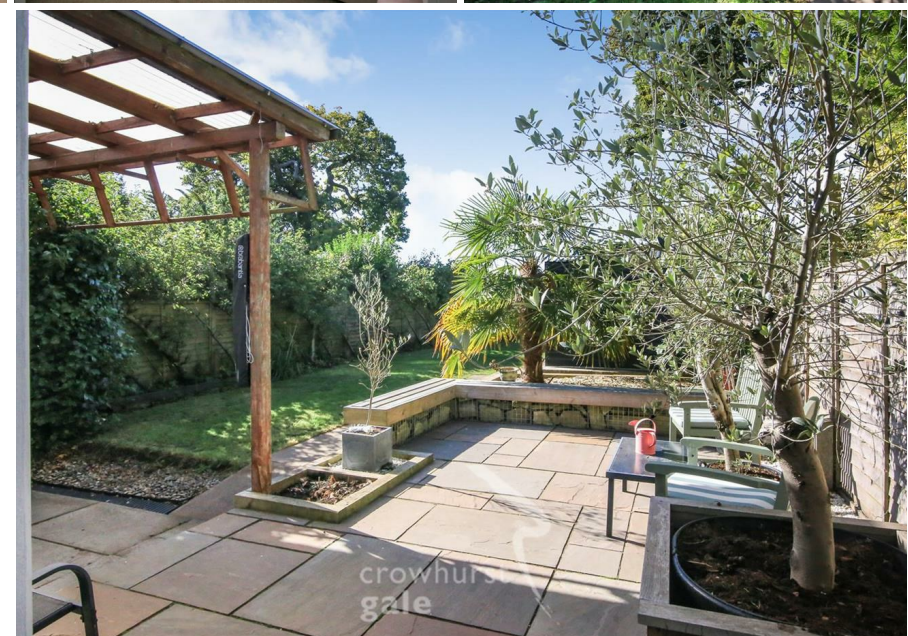
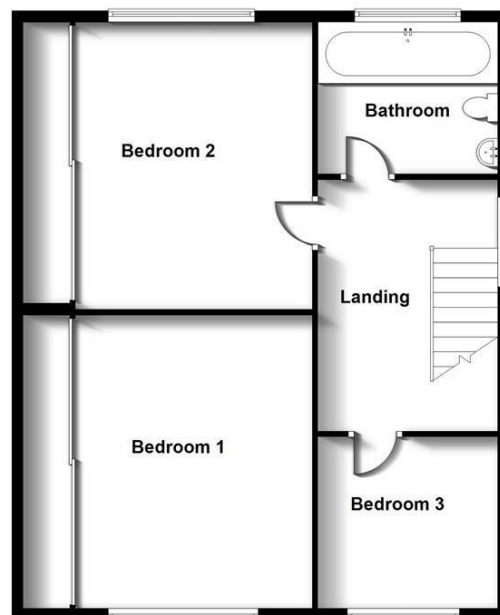
Frontage
Block paving.



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	83

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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