



Alwyn Road, Rugby, Warwickshire
£319,950



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Crowhurst Gale Estate Agents are pleased to present to market this semi detached home located in the sought after area of Bilton, Rugby. Ideally situated for schooling, transport links and Bilton Village with a wide range of amenities to include a post office, butchers, doctors, pharmacy, public houses, cafe's, hair and beauty salons and convenient stores. In brief the property comprises: entrance hall, lounge/dining room, kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a bathroom. The property further benefits: double glazing, gas central heating, large rear garden, garage, off road parking to the front. NO CHAIN

Entrance Hall

Stairs to first floor. Doors to:

Lounge/Dining Room 26'10" x 12'8"ax 10'6" in (8.18 x 3.88max 3.21min)

Window to front and patio doors to rear.

Kitchen 8'8" x 7'11" (2.65 x 2.42)

Fitted kitchen with storage and space for appliances.

First Floor Landing

Door leading to:

Bedroom One 14'11" x 10'0" (4.55 x 3.05)

Bedroom Two 11'9" x 10'0" (3.60 x 3.05)

Bedroom Three 8'10" x 8'7" (2.71 x 2.63)



Bathroom 8'6" x 5'5" (2.60 x 1.67)

Bath and separate shower cubicle. WC and washbasin. Window to rear.

Rear Garden

Westerly facing rear garden. Mainly laid to lawn with pathway. Enclosed with hedges and fencing.

Garage

Single garage that has been renovated, new roof etc.

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: C

Tenure

Freehold

Local Authority

Rugby Borough Council

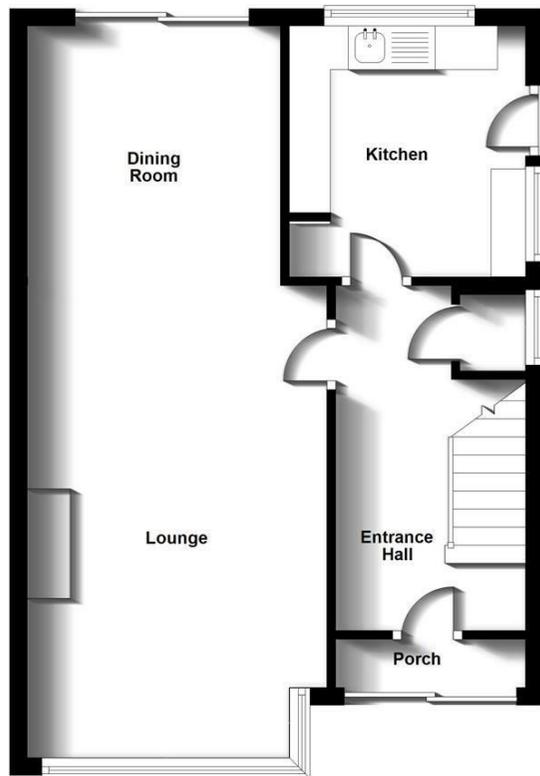
Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266

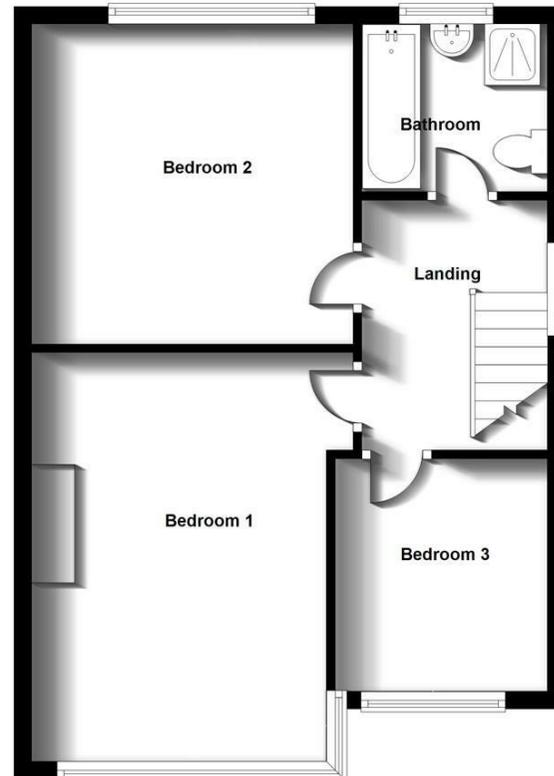




Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 74 |
| (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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