



Brand Road, Caldecott Manor, Rugby
Offers Over £200,000



Brand Road, Caldecott Manor, Rugby

Crowhurst Gale Estate Agents are pleased to present this immaculate and modern end of terrace home in the Caldecott Manor area which is ideally located for access to the railway station, town centre, M6, M1 & A5. In brief the property comprises: entrance hall, lounge/diner, kitchen and cloakroom to the ground floor. To the first floor there are two bedrooms and a bathroom. Second floor there is the master bedroom with en suite facilities. The property further benefits from Upvc double glazing, gas central heating, rear garden and two allocated parking spaces. To view Call Crowhurst Gale 01788 52 22 66

Frontage

Blocked paved parking area with two allocated parking spaces. Fore garden with shrubs and flowers. Outside courtesy light. Step to:

Entrance Hall

Enter via front door. Stairs rising to first floor, radiator. Doors to:

Kitchen 16'10" x 6'2" widening to 7'10" (5.15m x 1.89m widening to 2.39m)

Upvc double glazed window to front aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Tiled splash back areas. Fitted four ring gas hob with extractor over and electric fan assisted oven below. Space and plumbing for washing machine & dishwasher. Space for fridge/freezer. Cupboard housing gas combi boiler. Tiled flooring, radiator.

Lounge 13'7" x 12'10" (4.15m x 3.93m)

Upvc double glazed french door onto rear garden. T.V aerial point, two radiators.



Cloakroom

Low level w.c, pedestal wash hand basin with tiled splash back area, Tiled flooring, radiator.

First Floor Landing

Stairs rising to second floor. Upvc double glazed window to side and front aspect. Radiator, doors to:

Bedroom Two 12'10" x 12'5" (3.93m x 3.79m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Three 11'1" x 6'3" (3.39m x 1.91m)

Upvc double glazed window to front aspect, radiator.

Bathroom 6'9" x 6'2" (2.07m x 1.90m)

Suite comprising: panelled bath with tiled splash back area. Low level w.c, pedestal wash hand basin. Radiator.

Second Floor Landing

Upvc double glazed window to side aspect, radiator. Door into:

Master Bedroom 12'11" x 12'1" (3.94m x 3.70m)

Two double glazed Velux windows to rear aspect. T.V aerial point, radiator. Door to cupboard with dressing area. Access to loft space. Door into:

En Suite Shower Room 9'3" x 7'4" (2.83m x 2.25m)

Upvc double glazed window to front aspect. A fully tiled shower cubicle with shower fitted. Low level w.c, pedestal wash hand basin. Radiator, extractor fan.

Rear Garden

Enclosed rear garden with timber gate to rear. Patio area with garden shed. Lawn with shrub and flower borders. Outside tap, electric points.

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



Tax Band

Tax Band: C

Tenure

Freehold

Directions For Sat Nav

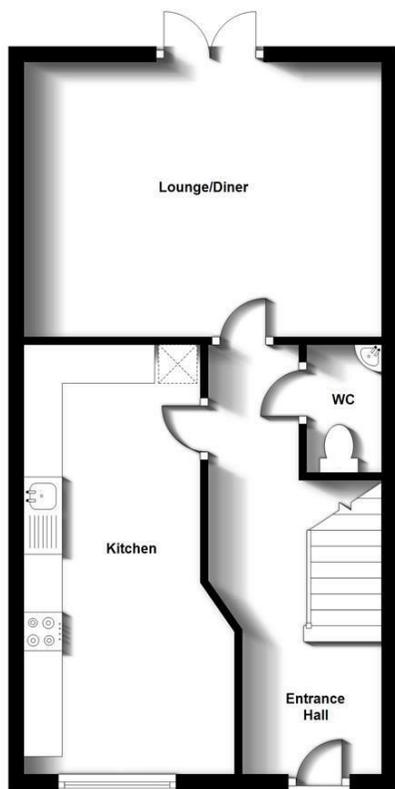
Directions For Sat Nav: CV21 1AF

Viewing

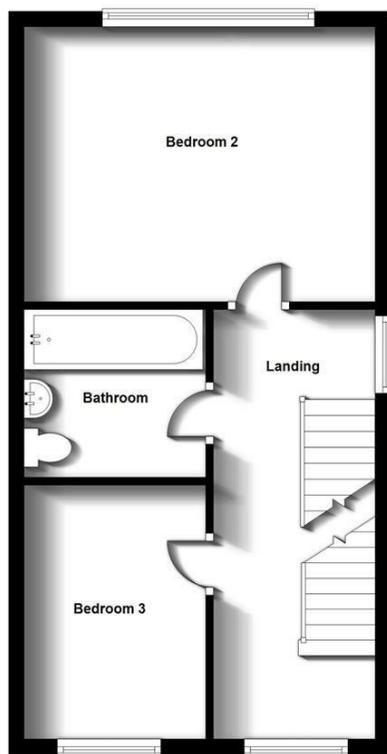
By appointment only through Crowhurst Gale Estate Agents 01788 522266



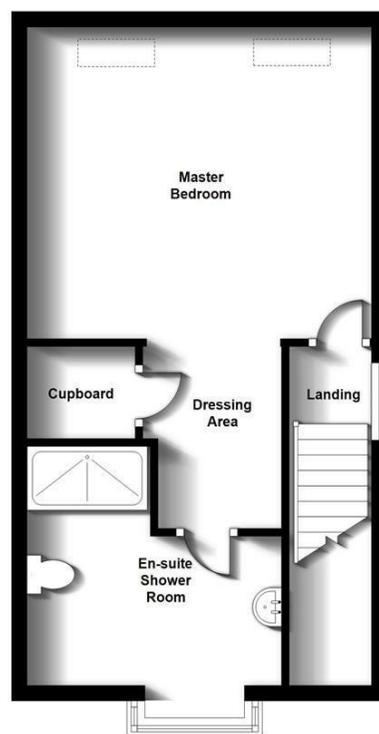
Ground Floor



First Floor



Second 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		82	83
		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		84	85
		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

