



**Freemantle Road, Rugby, Warwickshire**  
**Guide Price £190,000**





# Freemantle Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present this three bedroom terrace property situated in the sought after area of Bilton. In brief the property comprises: open plan lounge, kitchen/dining room. Three bedrooms and a shower room to the first floor. The property further benefits from double glazing, a rear patio area, a garage and off road parking to the front. NO CHAIN

## Entrance Hall

Stairs to first floor. Door to:

## Kitchen/Diner 14'4" x 9'4" (4.38 x 2.85)

Fitted Kitchen.

## Lounge 15'8" x 12'4" (4.78 x 3.77 )

Window and door to:

## Conservatory 10'9" x 7'2" (3.30 x 2.20)

Door to outside rear.

## Shower Room

Shower, WC and washbasin.

## Bedroom One 12'5" x 8'8" (3.79 x 2.65)

Window to rear





**Bedroom Two 12'9" x 5'11" (3.90 x 1.81)**

Window to front

**Bedroom Three 9'8" x 5'11" (2.97 x 1.82)**

Window to front

**Outside Patio Area**

Gate giving access to rear and Garage.

**Single Garage****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.

**Tenure**

Freehold

**Tax Band**

Tax Band:B

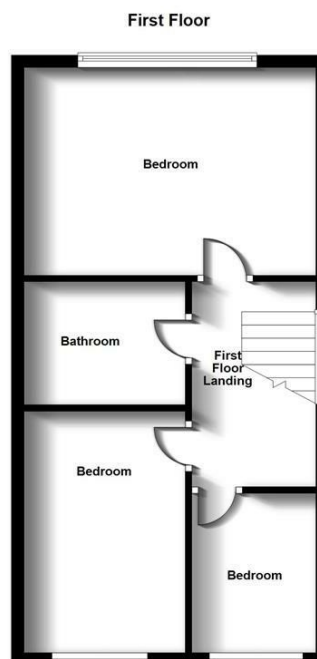
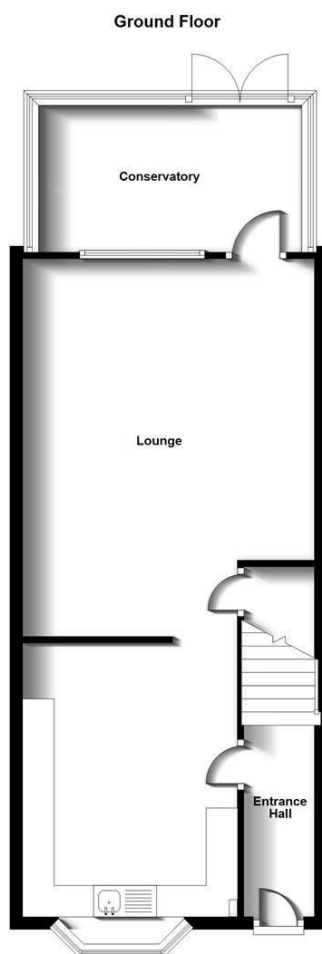
**Local Authority**

Rugby Borough Council

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266





| Energy Efficiency Rating                           |                                                                                                               |           |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                    | Current                                                                                                       | Potential |
| <i>Very energy efficient - lower running costs</i> |                                                                                                               |           |
| (92 plus) <b>A</b>                                 |                                                                                                               |           |
| (81-91) <b>B</b>                                   |                                                                                                               |           |
| (69-80) <b>C</b>                                   |                                                                                                               |           |
| (55-68) <b>D</b>                                   |                                                                                                               |           |
| (39-54) <b>E</b>                                   |                                                                                                               |           |
| (21-38) <b>F</b>                                   |                                                                                                               |           |
| (1-20) <b>G</b>                                    |                                                                                                               |           |
| <i>Not energy efficient - higher running costs</i> |                                                                                                               |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                                                                                                               |           |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                                       | Current                                                                                                       | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                                                                                                               |           |
| (92 plus) <b>A</b>                                                    |                                                                                                               |           |
| (81-91) <b>B</b>                                                      |                                                                                                               |           |
| (69-80) <b>C</b>                                                      |                                                                                                               |           |
| (55-68) <b>D</b>                                                      |                                                                                                               |           |
| (39-54) <b>E</b>                                                      |                                                                                                               |           |
| (21-38) <b>F</b>                                                      |                                                                                                               |           |
| (1-20) <b>G</b>                                                       |                                                                                                               |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                                                                                                               |           |
| <b>England &amp; Wales</b>                                            | EU Directive 2002/91/EC  |           |

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