



**Penny Lane, Rugby,  
Guide Price £330,000**



# Penny Lane, Rugby,

Crowhurst Gale are pleased to present to market this three bedroom property in a quiet cul-de-sac location. The property briefly comprises; To the ground floor there is an Entrance Hall, Ground Floor WC, Kitchen, Lounge/Dining Room. To the first floor there are three bedrooms, ensuite shower room and a family bathroom. To the rear of the property there is a well maintained established garden. The property is on a good size plot and has off road parking. Penny Lane is within easy reach of good schooling and local shopping including Sainsbury's local and Aldi stores and has easy access to key road links including M1, M6, A5 and A45.

## Frontage

Block paved parking area, further parking area, border laid with slate with various flower and shrub beds.

## Entrance Hall

Enter via wooden and leaded glazed door. Stairs to first floor. Doors to:

## Cloakroom

WC and washbasin with storage under. Opaque glazed window to front.

## Lounge / Dining Room 21'3" x 14'9" max (6.50 x 4.51 max)

'French doors' leading into the garden. Window to rear aspect. Electric fireplace. Under-stairs storage cupboard. Double doors to kitchen.



**Kitchen 8'10" x 9'11" (2.71 x 3.04 )**

Fully fitted kitchen with storage units and drawers. Integrated fridge/freezer, dishwasher and washing machine. Built in electric oven, induction hob with extractor hood fitted over. One and a half bowl sink and drainer. Window to front aspect.

**Landing**

Access to loft space. Storage cupboard. Doors to:

**Bedroom One 14'2" x 9'0" (4.32 x 2.75 )**

Window to the rear. Door to en-suite.

**En - Suite 5'4" x 5'10" (1.63m x 1.78m )**

Shower enclosure, WC and washbasin. Opaque glazed window to rear.

**Bedroom Two 11'11" x 9'4" (3.64 x 2.85 )**

Window to rear aspect.

**Bedroom Three / Study 7'1" x 6'10" (2.16 x 2.10)**

Window to rear aspect. Three large store cupboards.

**Bathroom**

Panelled bath, WC and wash basin with storage under. opaque window to rear.

**Rear Garden**

Low maintenance rear garden with block paved patio area, various flower and shrub beds and a wooden summerhouse. Access is gained via the side of the property.

**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.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: C

**Tenure**

Freehold

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

**Agents Note**

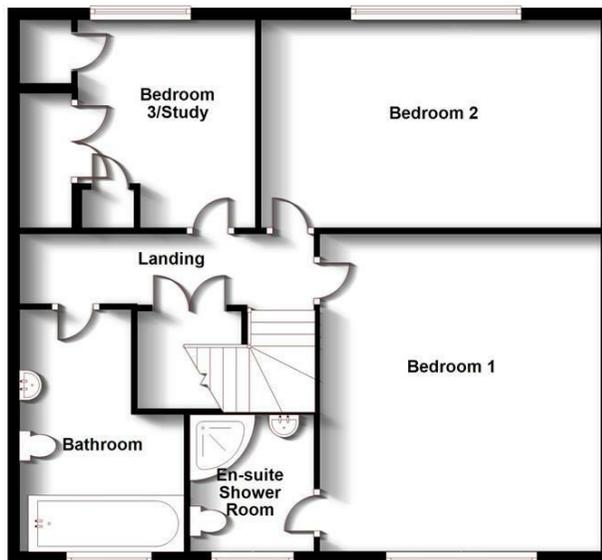
Management Fee: Approximately £200 P/A covers road , verges etc..



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	77	88
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	

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