



David Road, Rugby, Warwickshire
Price Guide £225,000



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Crowhurst Gale are pleased to present this three bedroom semi detached property located in the sought after area of Bilton, Rugby. In brief the property comprises: entrance porch, entrance hall, lounge/dining room and kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a bathroom. The property further benefits from gas central heating, double glazing, front and rear gardens, off road parking and a garage. This property would benefit from some updating and is offered with no chain.

Front Garden

Well stocked garden with driveway leading to a single garage.

Porch

Door to:

Entrance Hall

Stairs to first floor. Doors leading to:

Lounge/Dining Room

Lounge Area 11'11" x 13'2" (3.65 x 4.02)

Window to front.

Dining Area 9'10" x 10'5" (3.01 x 3.19)

Windows and door overlooking the rear garden.



Kitchen 10'11" x 7'10" (3.33 x 2.41)

Fitted kitchen. Window to rear aspect. Door and window to side.

First Floor Landing

Bedroom One 11'9" x 11'0" (3.59 x 3.37)

Bedroom Two 10'5" x 10'0" (3.19 x 3.05)

Bedroom Three 6'10" x 8'9" max (2.09 x 2.67 max)

Bathroom

fitted bathroom with shower over the bath.

Rear Garden

The rear garden is a little overgrown, but with a bit work this good size garden could be fantastic.

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

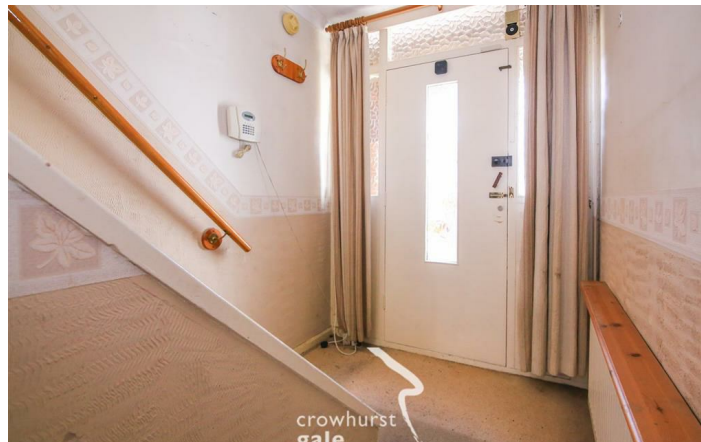
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

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.

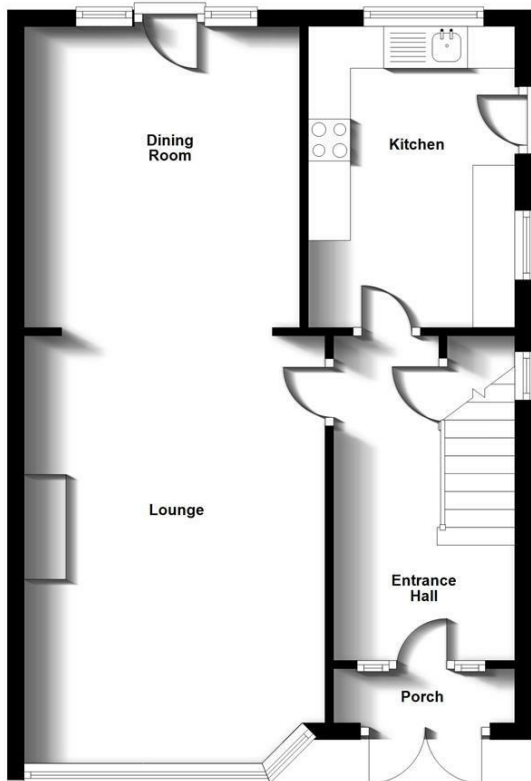
Tax Band

Tax Band: C

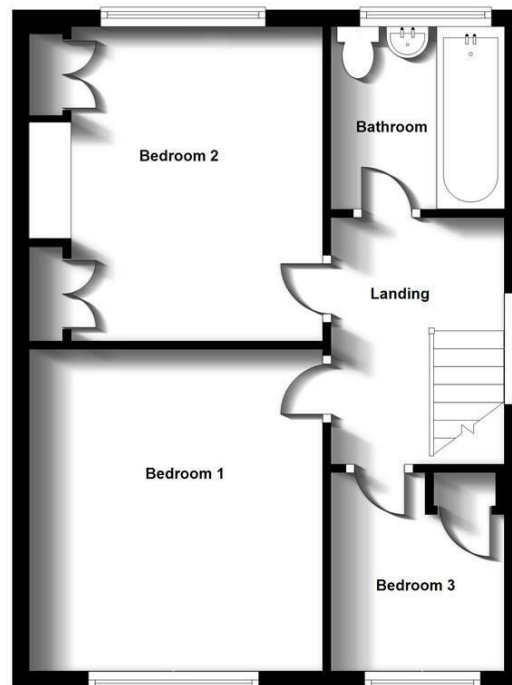




Ground Floor



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		

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		

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
 Tel: 01788 522 266
 property@crowhurst-gale.co.uk
 www.crowhurst-gale.co.uk

